



AGENDA

**Workshop Meeting
Planning and Zoning Commission
Thursday, May 04, 2006, at 6:00 PM.
Administrative Conference Room,
City Hall
1101 Texas Avenue
College Station, Texas**

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, possible action and discussion regarding an update to the Commission on the status of items within the P&Z Plan of Work (see attached). (LS)
4. Presentation, possible action, and discussion regarding an amendment to the Unified Development Ordinance, Traffic Impact Analysis Requirement for Residential Developments. (KF)
4. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - ✓ June 2006 ~ Joint Meeting ~ P&Z and City Council
 - ✓ October 18-20, 2006 ~ APA State Conference, Corpus Christi, Texas
5. Discussion and possible action on future agenda items – A Planning and Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn

Notice is hereby given that a Workshop Meeting of the College Station Planning and Zoning Commission, College Station, Texas will be held on the Thursday, May 04, 2006, at 6:00 PM. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of April, 2006, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on April __, 2006, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2006.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2006.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



AGENDA
Regular Meeting
Planning and Zoning Commission
Thursday, May 04, 2006, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

1. Call meeting to order.

2. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 2, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

3. **Consent Agenda.**

3.1 Presentation, possible action, and discussion on a Master Plan for Greens Prairie Center, consisting of 89.71 acres located at 1649 Greens Prairie Road in the general vicinity of the east corner of State Highway 40 and Arrington Road. **Case #06-500063 (TF/CC)**

3.2 Consideration, discussion and possible action on meeting minutes.

- ✓ April 6, 2006 ~ Workshop Meeting Minutes
- ✓ April 6, 2006 ~ Regular Meeting Minutes

✓ April 20, 2006 ~ Workshop Meeting Minutes

✓ April 20, 2006 ~ Regular Meeting Minutes

Regular Agenda.

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
5. Presentation, possible action, and discussion on a variance from Section 8-K.1 (Lots) of the Subdivision Regulations for Lakeside Village Subdivision, and presentation, possible action, and discussion on a Preliminary Plat consisting of 56 lots on 13.79 acres generally located along the proposed extension of Eagle Avenue and west of Longmire Drive. **Case #06-500012 (TF/CC)**
6. Public hearing, presentation, possible action, and discussion on a Replat consisting of Lots 14-18 and the remainder of Lots 1-5 of the Frank Visoski Subdivision located at 102 University Drive East. **Case #06-500062 (JR/CC)**
7. Public hearing, presentation, possible action, and discussion on a Preliminary Plat for North Forest Business Park, which includes a Replat of Lot 1 Block 1 North Forest Subdivision consisting of 5 lots on 5.22 acres located at 2801 Earl Rudder Fwy., just south of North Forest Parkway. **Case #06-500064 (JR/JN)**
8. Public hearing, presentation, possible action, and discussion on a Replat of Lot 1, Block 1 Jordan Subdivision and a portion of Block 4 Harvey Hillside to create Lot 1R, Block 1 Jordan Subdivision, 2.78 acres located at 3910 Harvey Road. **Case #06-500067 (JP/CC)**
9. Public hearing, presentation, possible action, and discussion on a Conditional Use Permit - Use & Site for a Verizon Wireless telecommunications tower located at 1500 Harvey Rd in the general vicinity of Post Oak Mall. **Case #06-500050 (TF)**
10. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Sections 7.4, Signs. **(LB)**
11. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Sections 7.2.K, Alternative Parking Plans. **(KF)**
12. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Sections 7.2.J, Drive-Through Facility Queuing Requirements. **(KF)**

13. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 5.7 Design District Dimensional Standards, related to the required front yard setback. (JP)
14. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 6.3 to address Wireless Transmission Facilities (WTF).
15. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 6.4 Accessory Structures to address Portable Storage Structures.
16. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 6.4 Accessory Structures to address Farmers' Markets.
17. Adjourn.

Consultation with Attorney { Gov't Code Section 551.071}; possible action. The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the Planning and Zoning Commission. Upon occasion the Planning and Zoning Commission may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public.

Notice is hereby given that a Regular Meeting of the College Station Planning and Zoning Commission, College Station, Texas will be held on the Thursday, May 04, 2006, at 6:00 PM. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of April, 2006, at _____

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Dated this _____ day of _____, 2006.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2006.

**_____
Notary Public- Brazos County, Texas**

My commission expires: _____

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Planning & Zoning Commission Plan of Work • 2005-2006						
Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
<i>Items shown in italics reflect updates to the Plan of Work</i>						
A. Council/ Staff Initiated						
1.	<i>Initiate Comprehensive Plan Update</i>	<i>(City Council Strategic Plan: “Annual reviews of UDO and Comp Plans”) Growth Management</i>	<i>Active</i>	<i>JP</i>	<i>Staff received 5 submittals on 7 April. RFQ's currently under evaluation.</i>	
1A.	Wellborn Road Corridor Study				To be incorporated into Comprehensive Plan Update	
1B.	Transportation Plan – College Station and County Interface			JP/KF	To be incorporated into Comprehensive Plan Update	
2.	<i>Initiate Annexation Plan</i>	<i>(City Council Strategic Plan: “Guide growth through planned annexation”)</i>	<i>Active</i>	<i>TF</i>	<i>Joint Council / P&Z Workshop tentatively scheduled for June 2006.</i>	<i>2006</i>
3.	<i>Subdivision Regulations (P&Z member be involved with process)</i>	<i>(City Council Strategic Plan: “Revise the Subdivision Regulations”)</i>	<i>Active</i>	<i>MS</i>	<i>Pending update to City Council on Sub Regs process update</i>	<i>Fall 2006</i>
4.	<i>UDO Annual Update</i>	<i>(City Council Strategic Plan: “Annual reviews of UDO and Comp Plans”)</i>	<i>Active</i>	<i>Staff</i>	<i>Council approved initial "housekeeping" version, parking ratios and Northgate changes. More policy issues to follow.</i>	<i>May-06</i>
6.	Greenways Plan Revision		Complete	KF / PW Staff	Presented draft plan to P&Z July 2005	Fall 2005
6A	Zoning Designation for Greenways		Active	PW Staff	Pending, subdivision regulations draft and UDO amendments	Spring 2006

Planning & Zoning Commission Plan of Work • 2005-2006						
Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
7.	Parks and Recreation Plan Revision		Active	PARD Staff	Joint meeting with Parks Board 23 January 2006	

Planning & Zoning Commission Plan of Work • 2005-2006						
Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
8. Greens Prairie/Hwy 6 Overlay District		(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)	Active	LB/CH	Staff conducted property owners meeting on 21 March. Council workshop tentatively tentatively scheduled for May 2006	Summer 2006
B. Exploratory/ Board Initiated						
2.	Revise Citizen Survey for Planning guidance			LB/CH	Pending completion of UDO amendments	Summer 2006
3.	Develop Tree Ordinance	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)	Active	JR	Initial research presented as workshop topic in Fall '05. Item currently under review by joint Parks/P&Z sub-committee	Pending further direction
4.	Develop Fencing Standards	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)	Active	MS	Included in proposed Subdivision Regs.	
	Drainage – “Zero Rise Rule”	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)		AG		
C. Learning / Information						
4.	Financing – Public Financing in Advance of Development			Jeff Kersten?	CIP / Impact Fee Sessions?	
5.	Fire Flow Overview					
6.	"Paying for Growth" & "Zoning Clinic"			JP	CD-ROMS	Summer 2006

Planning & Zoning Commission Plan of Work • 2005-2006

Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
8.	Wastewater Treatment Facilities / Package Plants			AG	Future Workshop Topic Request by John Nichols	
D. Communication / Engagement						
3.	Meeting with CSISD Representatives	Collaboration			To be coordinated through City Council/City Manager	
E. Completed Projects						
A.5	Hike and Bike Trails Plan Revision	(City Council Strategic Plan: “Develop an inter-modal transportation action plan”, and “Implementation of Bike Master Plan”)	Complete	KF	City Council adopted plan revisions in November 2005	Fall 2005
B1.	Create and Approve “Rules of Procedure” or Bylaws		Complete	TF		1/20/2005
B5	Parking allocation requirements	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)		KF	Initiate by Bill Davis in reference to "free parking" article. Staff presented information on 2 February.	Feb-06
C1.	Development 101 Workshop		Complete	ALL		1/18/2005
C2.	Update on TxDOT Projects		Complete	KF/TXDOT Staff	TXDOT staff presented project update at 6 April workshop meeting	Apr-06
C3.	HOA/ City Interface – Update		Complete	KE	Staff presented overview at P&Z workshop	9/1/2005
C7.	Transportation Tour		Complete	KF		8/18/2005
D1.	Meeting with City Council – Guidance and Review		Complete	JD		2/24/2005

Planning & Zoning Commission Plan of Work • 2005-2006

Projects	Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
D2. Joint Meeting with City of Bryan Planning & Zoning Commission and Brazos County Representatives	Collaboration	Complete	LS	Follow-up subcommittee meetings; joint meetings 1-2 times per year starting Spring 2006	7/22/2005
D9 Neighborhood Task Force	Neighborhoods		JD / KE		9/1/2005

F. Planning & Zoning Commission Subcommittees

<i>Subcommittee</i>	<i>Staff Liaison</i>	<i>Tasks</i>	<i>Composition</i>
<i>Joint Subcommittee with Parks Board</i>	<i>Crissy Hartl</i>	<i>Street Tree Resolution ETJ Parks Land Values Community Parks Aggressive Park Land Purchase</i>	<i>Scott Shafer, Bill Davis, Marsha Sanford</i>
Growth Management & Comprehensive Plan	Jennifer Prochazka	Assist w/Communications Plan Review Comp Plan RFP	Ken Reynolds, Dennis Christiansen, John Nichols, Harold Strong
Joint Subcommittee with City of Bryan P&Z	Trey Fletcher		Ken Reynolds, Dennis Christiansen, John Nichols, Harold Strong



City of College Station
Planning & Development Services
1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: April 23, 2006
TO: Members of the Planning & Zoning Commission
FROM: Ken Fogle, Transportation Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Annual Review –
Traffic Impact Analysis Requirement for Residential Development

At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the Unified Development Ordinance (UDO) has been divided into several smaller amendments for consideration. The following background information has been prepared for your review prior to the formal consideration at the May 18, 2006 Planning and Zoning Commission Meeting.

When the Non-Residential Architecture standards were adopted in 2004, the traffic impact analysis (TIA) requirement was included in these standards. Therefore, this requirement is not applicable to residential developments. At that time, it was staff's intent to include residential developments under the TIA requirement as part of a future UDO amendment.

The requirement that was adopted for non-residential developments generally requires that a TIA be conducted when a development is anticipated to generate more than 5,000 trips per day. The attached draft extends this requirement to residential developments. Based on typical residential trip generation rates, a 500 unit single-family residential development would generate 5,000 trips per day. For these types of developments, the traffic peaks are concentrated around the 8:00 a.m. and 5:00 p.m. commute times, and for large residential developments, mobility during these times can be greatly improved if traffic mitigation is planned with the development.

Typical mitigation alternatives for a residential development may include adjusting street locations, providing an adequate number of connections to the greater thoroughfare system, and providing auxiliary lanes (right- or left- turn lanes) where heavy turning volumes are expected.

Based on discussions with consultants who conduct TIAs on a regular basis, a residential TIA of the scope described in the UDO draft should typically cost less than \$10,000.

Attachments:

§ Redlined Copy of "Traffic Impact Analysis" Requirements

- p. The spacing requirements for driveways not meeting the specifications in Section 7.3.C.3, Spacing of Driveways, may be lessened or waived if auxiliary lanes are used.
- q. Access points on arterial and collector streets may be required to be signalized in order to provide safe and efficient traffic flow. A development may be responsible for all or part of any right-of-way dedication, design, hardware, or construction costs of a traffic signal if it is determined that the signal is necessitated by the traffic generated from the development. The procedures for signal installation and the percent of financial participation required of the development in the installation of the signal shall be in accordance with criteria set forth in the City's Traffic Signal Policy.

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7.4 Traffic Impact Analysis

A. General

This section establishes requirements and procedures pertaining to traffic impact analysis (TIA) for developments. These requirements are to inform the applicant of the City's expectations, expedite the City staff's review process of TIA reports, provide standard criteria for evaluating development proposals, and establish equitable mitigation and cost sharing policies.

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The TIA is to develop public/private partnerships to coordinate land use and transportation facility development. Both the City of College Station and the land developer share in the responsibility to consider all reasonable solutions to identified transportation problems.

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B. Purpose

The goal of this study is to look at a specific development of known size and use and to determine the effect of that use on the existing roadway system. It uses existing traffic volumes and assumes the existing roadway configuration to be used for analysis. This process should ensure that the roadway system is adequate to accommodate the proposed use and may recommend mitigation measures necessary to ensure efficient traffic flow around the proposed site (as based on intersection and roadway levels of service).

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1. Objective

A TIA is to define the immediate impacts of the proposed development and any necessary transportation improvements (public or private) required to ensure a satisfactory level of service on all affected thoroughfares. A TIA is designed to mitigate traffic impacts by optimizing roadway capacity, access design, and traffic control. A TIA may be used to deny a commercial site plan or residential plat where it has been determined that transportation facilities are not adequate to handle the increased traffic caused by the development. Specific improvements to the existing roadways consistent with the Thoroughfare Plan may be needed to gain approval of site plan or plat proposals.

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2. Definitions

- a. Trip Generation Rates - The City's criteria for trip generation for various categories of land use and density shall be those set forth in the latest edition of the trip generation informational report published by the

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Institute of Transportation Engineers (ITE) unless the proposed use does not have a corresponding rate in the TRIP GENERATION MANUAL. If alternative trip generation rates are proposed, they must be based on a general study of local conditions and shall be adopted for City-wide use.

- b. Design Year - The design year is the point in time upon which assumptions pertaining to land use, population, employment, and transportation facilities are based. All TIAs shall use a design year based on the expected date of project occupancy.
- c. Base Volumes - Base volumes shall be based on current traffic counts adjusted to the expected date of project occupancy. When available, all base data shall be supplied by the City Traffic Engineer. In all cases when ground counts are needed and are not available, the developer or his agent shall be required to collect such data.
- d. Level of Service (LOS) - Level of service is a measure of the level of congestion experienced on roadways. The desirable minimum level of service of the City of College Station is Level of Service D (less than 25 second of stopped delay per vehicle), as defined by the HIGHWAY CAPACITY MANUAL. in the peak hour. Level of service shall be measured for both link and intersection operations.

3. Applicability

a. Single Family and Duplex Residential Developments

A TIA will be required for single family and duplex residential preliminary plats submitted for approval that generate 5,000 trips or more per day.

It is the responsibility of the applicant to demonstrate that a TIA is not required for a single-family and duplex residential preliminary plat, as defined in Section 6-B.1 of the SUBDIVISION REGULATIONS. In cases where a TIA is required, the preliminary plat application will be considered incomplete until the TIA is submitted.

b. Multi-Family Developments

A TIA will be required for multi-family residential site plans submitted for approval that either have a floor area ratio (FAR) of 0.75 or greater and more than 100 units or generate 5,000 trips or more per day.

It is the responsibility of the applicant to demonstrate that a TIA is not required for a multi-family residential site plan application, as defined in Section 3.5 Site Plan Review. In cases where a TIA is required, the site plan application will be considered incomplete until the TIA is submitted.

c. Non-Residential Developments

A TIA will be required for non-residential site plans submitted for approval that generate 5,000 trips or more per day at build out. A TIA may be required for non-residential site plans submitted for approval that generate less than 5,000 trips per day, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

It is the responsibility of the applicant to demonstrate that a TIA is not required for a non-residential site plan application, as defined in Section 3.5. In cases where a TIA is required, the site plan application will be considered incomplete until the TIA is submitted.

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d. Comprehensive Plan Amendments

A TIA may be required with a comprehensive plan amendment application where the proposed land use changes would generate more trips than the existing land use(s). The Administrator will make this determination at the time of the pre-application conference.

C. Methodology

All TIAs shall be performed by a professional traffic engineer qualified to perform such studies. Requirements for mitigating negative traffic impacts shall apply to all cases.

A pre-submission consultation with the Administrator is required. Details of the required analysis and the study area will be determined at this meeting. In certain instances, traffic from other approved but not built developments may have to be accounted for in traffic assignments. Staff may also require specific assumptions, such as the percentage of heavy vehicles using the roadway, to be altered to match local conditions.

The following procedures shall be followed in preparing traffic impact studies submitted to the City:

D. Content

1. Study Area - A map(s) shall be included delineating the TIA study area and all existing and planned streets therein. The study area will be defined in the pre-submission consultation meeting with the Administrator.
2. Existing Zoning and Development - Describe existing zoning including land area (gross and net) by zoning classification, square footages, numbers of hotel rooms, dwelling units, etc. Also, describe any existing development on-site and how it will be affected by development proposals.
3. Thoroughfare Network - Describe existing thoroughfares, signals and signal phasing, and traffic volumes within the study area.
4. Proposed Development - Describe the proposed development including land area (gross and net), square footage, number of hotel rooms, dwelling units, etc., and the development phasing plan if applicable. Also describe roadway conditions as expected by date of occupancy. Indicate roadway and intersection capacities at study date.
5. Impact Determination - Determine the level of service for all thoroughfares and intersections in the study area. The analysis shall contain the following minimum information:
 - a. Proposed Trip Generation - Calculate total trip generation by use (assuming full development and occupancy) and report any reductions for passer-by, mixed use, etc. Show trip generation by use in tabular form with land use trip generation rates and trips generated.
 - b. Trip Distribution and Assignment - Trips generated by the proposed development are to be added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions and assignment calculations must be provided.

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- c. Level of Service Analysis - Show in tabular form, 24 hour and peak hour V/C ratios for links and intersections within the study area. This analysis should be done for the following traffic conditions: existing traffic, background traffic, background plus project traffic (at up to three phases if applicable). Analyze all points of ingress and egress, median breaks, and turn lanes associated with the proposed site.
- d. Plan Review – Review the site plan or preliminary plat for sight distance issues and site circulation issues.
- e. Conclusions - Provide a summary of points of conflict and congestion. Identify all thoroughfare links or intersections exceeding a Level of Service D and the percent increase in total traffic produced by the proposed site plan. Identify any operational problems (e.g., drives, median openings, sight distance, and signalization) within the study area.
- f. Mitigation - Traffic levels exceeding Level of Service D, as defined by the HIGHWAY CAPACITY MANUAL (HCM), where the development is contributing 5% or more of the total trips shall be mitigated to predevelopment levels. Problems demonstrated by the TIA can be corrected by:
 - 1) Access management requirements in addition to those provided in Article 7.3 and the CITY OF COLLEGE STATION ENGINEERING DESIGN GUIDELINES relating to driveway and median opening spacing.
 - 2) Modifying density or intensity of use (e.g., reduction in square footage or percentage of commercial use).
 - 3) Phasing construction until additional roadway capacity becomes available.
 - 4) On-site improvements including access controls, site circulation adjustments, and enhancements for pedestrians, bicyclists and transit users.
 - 5) Off-site improvements including the construction of auxiliary lanes (i.e., deceleration and acceleration lanes) and additional lanes where the surrounding thoroughfares are not fully developed or intersection improvements, including signalization, where the surrounding area is approaching full development.
- g. Costs of Mitigation - Mitigation improvements which are attributable to the proposed development shall be funded at the developer's expense. Any other improvements shown which are consistent with the Thoroughfare Plan may be repaid by the City in accordance with its cost sharing policies.

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7.5 Signs**A. Purpose**

The purpose of this Section is to establish clear and unambiguous regulations pertaining to signs in the City of College Station and to promote an attractive community, foster traffic safety, and enhance the effective communication and exchange of ideas and commercial information.

B. Applicability

The City Council recognizes that signs are necessary for visual communication for public convenience, and that businesses and other activities have the right to identify themselves by using signs that are incidental to the use on the

STAFF REPORT

Project Manager: Trey Fletcher, Senior Planner Report Date: April 20, 2006
Email: tfletcher@cstx.gov Meeting Date: May 5, 2006
Project Number: 06-00500063

Item: Presentation, possible action, and discussion on a Master Plan for Greens Prairie Center consisting of 89.71 acres located at 1649 Greens Prairie Road in the general vicinity of the east corner of State Highway 40 and Arrington Road.

Applicant: Parvis Vessali, Property Owner

Staff Recommendations: Staff recommends approval of the Master Plan.

Item Summary:

This item is for the consideration of a Master Plan that consists of five phases and the implementation of the realignment of Arrington Road. The proposed land uses are based on the existing zoning for general commercial and residential uses.

Comprehensive Plan Considerations:

The Master Plan is in compliance with the Comprehensive Plan. The land use plan shows this area to be Regional Retail and a limited area of Single-family Residential Medium Density at the southern corner. On the Thoroughfare Plan, Arrington Road (Major Collector) is shown to realign with the new Arrington Road stub at Greens Prairie Road near the western corner of the property.

Item Background:

Land within this Master Plan area was annexed in 1983, 1993, and 2002. This area was zoned A-O Agricultural Open upon annexation and was rezoned C-1 General Commercial in January 2006. Neither parcel is platted. A Comprehensive Plan Amendment was approved by City Council on December 15, 2005. Various transportation improvement projects, but no private development has occurred. The Brazos County Rural Fire Station for Precinct 1 will be relocated as development occurs on these parcels.

Budgetary & Financial Summary: The application indicates that the “developer will request that the City of College Station fund the design and construction of the Future Arrington Road shown on the plan.” Since staff comments to the applicant related to limitations associated with oversize participation, the Master Plan has shown the Future Arrington Road as part of Phase 2A.

Related Advisory Board Recommendations:

Parks and Recreation Board: Not applicable at this time.

Commission Action Options: The Commission has final authority over the final plat. The options regarding the final plat are:

§ Approval

§ Denial

INFRASTRUCTURE AND FACILITIES

main line on the eastern corner of the property. The western portion of the property is within the Wellborn Special Utility District CCN for water. Fire flows will be required with development. Water will need to be provided to all subdivided lots. Water lines proposed by the City's Water Master Plan are located on a portion of this tract and are required to be constructed with development.

Sewer: There is an existing sanitary sewer main on the western boundary of the property. Sanitary sewer will need to be provided to all subdivided lots. Sewer lines proposed by the City's Sanitary Sewer Master Plan are located on a portion of this tract and are required to be constructed with development.

Streets: Arrington Road is a Major Collector on the Thoroughfare Plan and must be extended to its minimum design standard.

Off-site Easements: May be required for extension of utilities shown on the Water and Sanitary Sewer Master Plans.

Drainage: Drainage is divided on the property between the Spring Creek and Alum Creek basins. Development must comply with the City's Drainage Policy and Design Standards.

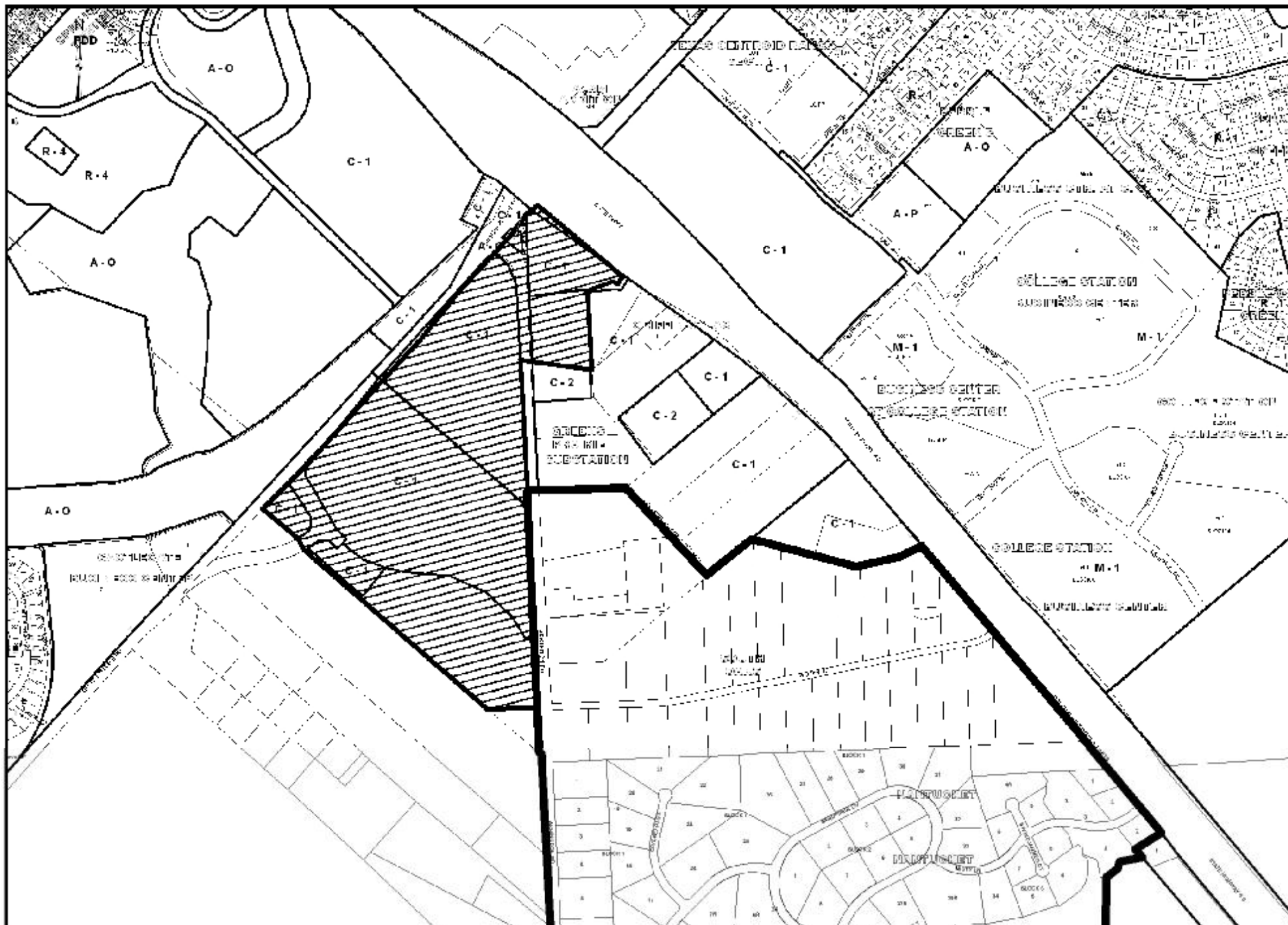
Floodplain: The property is not within FEMA designated floodplain.

Oversize request: Developer is requesting Oversize Participation for the extension Arrington Road.

Impact Fees: A portion of the property is located in the Spring Creek Sewer Impact Fee Area (97-01). Currently, the Impact Fee for this area is \$349.55 per Living Unit Equivalent. A portion of the property is located in the Alum Creek Sewer Impact Fee Area (97-02b). Currently, the Impact Fee for this area is \$343.38 per Living Unit Equivalent.

Supporting Materials:

1. Small Area Map and Aerial Map
2. Application
3. Copy of Master Plan (provided in packet)



DEVELOPMENT REVIEW

GREENS PRAIRIE CENTER

Case:
06-500063

MASTER
PLAN



DEVELOPMENT REVIEW

GREENS PRAIRIE CENTER

Case:
06-500063

MASTER
PLAN



1649
Greens Prairie
(Dev. Address)

FOR OFFICE USE ONLY
P&Z CASE NO.: 16-163
DATE SUBMITTED: 8/4/2016

9:50
kvr

MASTER PLAN APPLICATION

The following items must be submitted by an established filing deadline date for P & Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee of \$400.00.
- ☒ Application completed in full.
- ☒ Thirteen (13) folded copies of plan. (A revised mylar original must be submitted after staff review.)
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☒ Rezoning Application if zone change is proposed.

Date of Required Preapplication Conference: 9-12-05
NAME OF SUBDIVISION Greens Prairie Center
SPECIFIED LOCATION OF PROPOSED SUBDIVISION SH 40/Greens Prairie Road
and Arrington Road

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Perviz Vessali
Street Address 110 Pershing Avenue
City College Station State TX Zip Code 77840
E-Mail Address pervizvessali@yahoo.com
Phone Number 764-6808 Fax Number 764-9601

PROPERTY OWNER'S INFORMATION:

Name Texas Hotel Management, L.P.
Street Address 110 Pershing Avenue
City College Station State TX Zip Code 77840
E-Mail Address pervizvessali@yahoo.com
Phone Number 764-6808 Fax Number 764-9601

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz P.E. - Texcon
Street Address 1707 Graham Road
City College Station State TX Zip Code 77845
E-Mail Address joe.schultz@texcon.net
Phone Number 764-7743 Fax Number 764-7759

TOTAL ACREAGE OF SUBDIVISION: 87.32

TOTAL ACREAGE BY ZONING DISTRICT:

71.03, C-1 16.29, A-0 _____

TOTAL FLOODPLAIN ACREAGE: 0

WILL PARKLAND DEDICATION BE MET BY ACREAGE OR (FEE) (CIRCLE ONE)

(if acreage, please show approximate size and location on plan)

REQUESTED VARIANCES TO SUBDIVISION REGULATIONS & REASON FOR SAME None

REQUESTED OVERSIZE PARTICIPATION The Developer will request that
the City of College Station fund the design and construction of
the Future Arrington Road shown on this plan.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. The undersigned hereby requests approval by the City of College Station of the above identified plan.

Signature and Title

 AGENT
FARVIZ VESSALI

Date

3/31/06



LIST CHECKED OFF WITH 13
FIELD COPIES OF PLAT FOR REVIEW

SUBMIT APPLICATION AND THIS

MASTER PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- ☒ 1. Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Multiple sheets may be required.
- ☒ 2. Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- ☒ 3. Title Block with the following information:
 - ☒ Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - ☒ Proposed name of subdivision.
 - ☒ Date of preparation.
 - ☒ Engineer's scale in feet.
 - ☒ Total area intended to be developed.
- ☒ 4. North Arrow
- ☒ 5. Subdivision boundary indicated by heavy lines.
- ☒ 6. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- ☒ 7. Proposed land uses, including but not limited to street rights-of-way.
- ☒ 8. Proposed zoning changes, if applicable.
- ☒ 9. Proposed drainage development, including the location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- ☒ 10. Proposed public improvements, including but not limited to parks, schools, and other public facilities.
- ☒ 11. Proposed phasing of future development.
- ☒ 12. Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.



CITY OF COLLEGE STATION

PLANNING & DEVELOPMENT SERVICES

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

Report Date: 4-19-2006

Meeting Date: 5-4-2006

TO: Planning and Zoning Commission

FROM: TREY FLETCHER, PROJECT MANAGER

Email: tfletcher@cstx.gov

SUBJECT: **PRELIMINARY PLAT for LAKESIDE VILLAGE (PP)** (06-00500012)

Item: Presentation, possible action, and discussion on a variance from Section 8-K.1 (Lots) of the Subdivision Regulations for Lakeside Village Subdivision, and presentation, possible action, and discussion on a Preliminary Plat consisting of 56 lots on 13.79 acres generally located along the proposed extension of Eagle Avenue and west of Longmire Drive.

Applicant: Ron Lagrone / Lagrone Construction Co. – Property Owner

Staff Recommendations: Staff recommends approval of the Preliminary Plat if the variance request is granted by the Commission.

Item Summary: As recently presented to the Commission on April 6, 2006, one of the two parts of the variance requested was considered favorably to the applicant. **The right angle lot condition that was of concern to the Commission in Block 1 has been reconfigured.** Still, this item is for the consideration of a variance request to the Subdivision Regulations regarding the

configuration of the lots, and a preliminary plat for the Lakeside Village Subdivision. The single-family residential development consists of a single phase and lots vary from 5,000 to 15,245 square feet.

Section 8-K.1 of the Subdivision Regulations states that "an arrangement placing adjacent lots at right angles to each other shall be avoided." Right angle lots occur at one location (Block 3) in the proposed development, where according to the applicant, alternatives have been considered.

The Subdivision Regulations Section 5-A state that "The Commission may authorize a variance from the regulations when, in their opinion, undue hardship will result from requiring strict compliance. In granting a variance, the Commission shall prescribe only conditions that it deems not prejudicial to the public interest. In making the findings hereinbefore required, the Commission shall take into account the nature of the proposed use of the land involved, the existing used of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, the possibility that a nuisance will be created, and the probable effect of such variance upon traffic conditions and upon public health, convenience, and welfare of the vicinity. No variance may be granted unless the Commission finds:

- 5-A.1 That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;
- 5-A.2 That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- 5-A.3 That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and
- 5-A.4 That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter."

Additionally, block lengths exceed 800 feet in both sections of the planned subdivision. Per Section 8-J of the Subdivision Regulations, "In blocks over 800 feet in length, there may be required, near the center of the block, an access way...An access way may be required at the end of a cul-de-sac to facilitate pedestrian traffic movement." No access ways are proposed, but may be required by the Commission. **Per direction given by the Commission on April 6, 2006, two pedestrian access ways (PAWS) have been integrated.**

The area containing Blocks 1 and 2 will be a gated community. As noted on the plat, a Homeowners Association (HOA) will be established to maintain the private street and associated common areas in accordance with Section 8-W of the Subdivision Regulations.

Comprehensive Plan Considerations: The Land Use Plan projects Single-family Residential Medium Density uses for this and surrounding parcels. The parent tract is bisected by Longmire Drive. A short segment of Eagle Avenue will be extended through the development of this parcel. Longmire Drive is a Major Collector and runs north-south connecting Barron Road to FM 2818. Eagle Avenue is a Minor Collector and runs east-west ultimately connecting the SH 6 Frontage Road to the SH 40 Frontage Road.

The southwest corner of the parcel is adjacent to a Lick Creek tributary. As such, this Floodplain / Streams area is planned to have a bike path adjacent to the creek.

Budgetary & Financial Summary: OP for the 12-inch water line along Eagle Avenue will be requested.

Related Advisory Board Recommendations:

Parks Board: The City Manager or his designee is authorized to accept the Fee for dedications of less than three (3) acres where:

- There is a sufficient amount of parkland existing in the park zone of the proposed development; or
- The proposed dedication is insufficient for a Neighborhood Park site under existing park design standards.

Commission Action Options Regarding the Variance Requests: The Commission must consider each variance request prior approving the preliminary plat. The options regarding the variance request are:

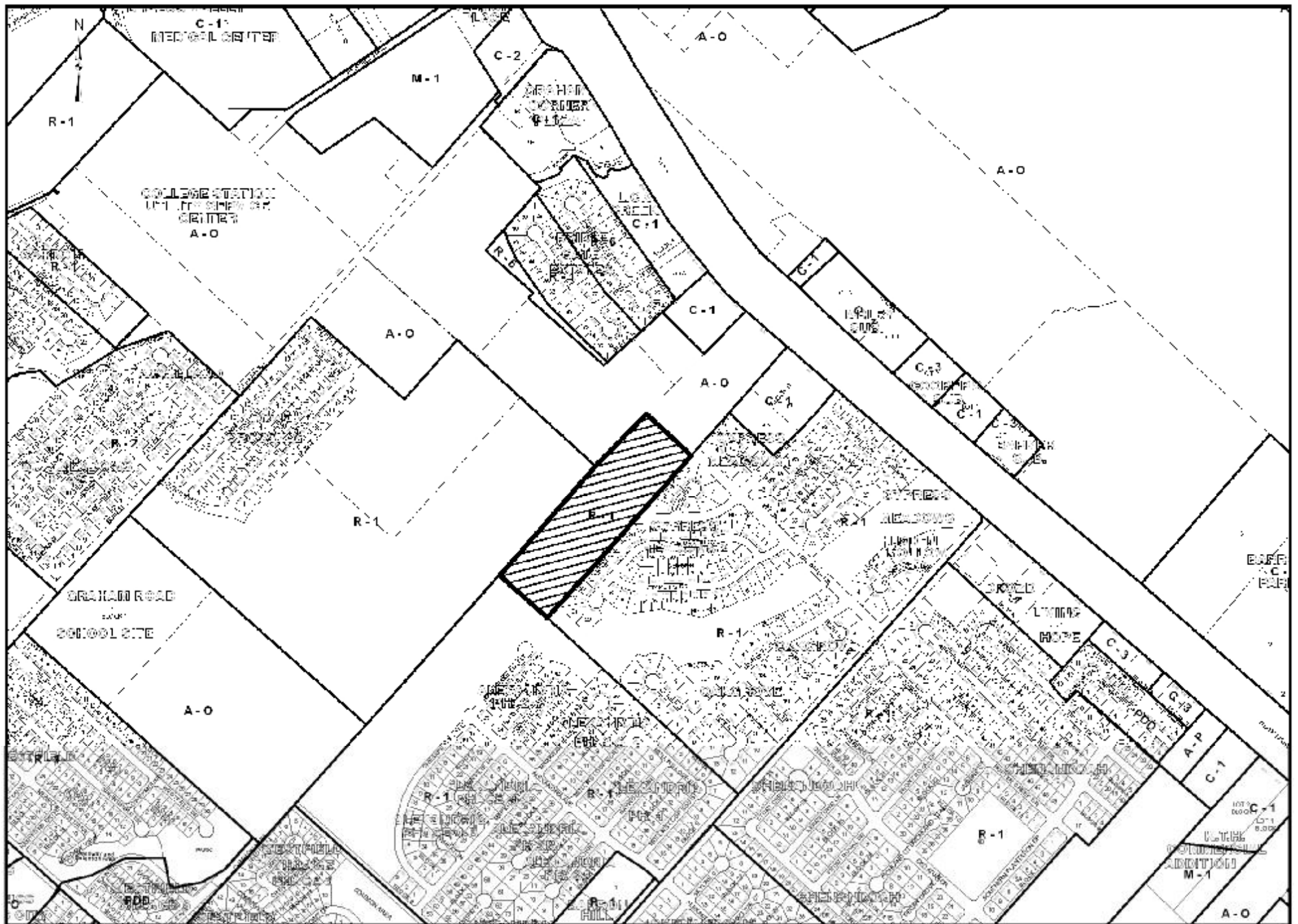
- § Approval
- § Denial

Commission Action Options: The Commission has final authority over the preliminary plat. The options regarding the preliminary plat are:

- § Approval
- § Denial

Attachments:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Infrastructure and Facilities
4. Copy of Preliminary Plat (provided in packet)
5. P&Z Minutes for the 4-6-2006 meeting (provided at meeting)



DEVELOPMENT REVIEW

LAKE SIDE VILLAGE

Case:
06-500012

PRELIMINARY
PLAT



DEVELOPMENT REVIEW

LAKESIDE VILLAGE

Case:
06-500012

PRELIMINARY
PLAT



06-512
3/30/06
9:45
PBL

<u>Re-submitted</u> FOR OFFICE USE ONLY
P&Z CASE NO: _____
DATE SUBMITTED: _____

PRELIMINARY PLAT APPLICATION

The following items must be submitted by an established filing deadline date for P & Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee of \$400.00.
- ☒ Variance Request to Subdivision Regulations - \$100 (if applicable)
- ☒ Application completed in full.
- ☒ Thirteen (13) folded copies of plat. (A revised mylar original must be submitted after staff review.)
- ☒ One (1) copy of the approved Master Plan if applicable.
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☒ Rezoning Application if zone change is proposed.
- ☒ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable). -Pending

Date of Preapplication Conference: November 2005

NAME OF SUBDIVISION Lakeaide Village Subdivision

SPECIFIED LOCATION OF PROPOSED SUBDIVISION West side of Lungwira Dr. between Eagle Ave. and Bridle Gate

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Ron Lagrone
Street Address 4603 Caddie Court City College Station
State Texas Zip Code 77845 E-Mail Address _____
Phone Number 979.820.4592 Fax Number _____

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name Lagrone Construction Co.
Street Address 4603 Caddie Court City College Station
State Texas Zip Code 77845 E-Mail Address Lagrone@cox.net
Phone Number 979.690.0182 Fax Number 979.690.9532

ARCHITECT OR ENGINEER'S INFORMATION:

Name CSC Engineering & Environmental Consultants, Inc.
Street Address 3407 Tabor Road City Bryan
State Texas Zip Code 77808 E-Mail Address csc@txcyber.com
Phone Number 979.778.2810 Fax Number 979.778.0820

62

Total Acres Of Subdivision 13.79 ac _____ R-O-W Acreage 3.65 ac Total # Of Lots 56 _____

Number Of Lots By Zoning District 56 / R-1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

6,000 sq ft / R-1 _____ / _____ / _____ / _____

Floodplain Acreage 0 _____

Parkland dedication by acreage or fee? Fee _____

A statement addressing any differences between the Preliminary Plat and approved Master Plan (if applicable)
N/A

Requested variances to subdivision regulations & reason for same: Request variance to Section 8-K
of Subdivision Regulations. We request that Lots 8, 9 & 10 of Block 1 and 22, 23 &
24/25 of Block 3 be permitted at right angles as being the most practical arrangement
Requested oversize participation _____ of the lots.

N/A

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

_____ # of Acres to be dedicated _____ # of acres in floodplain
_____ # of acres in detention _____ # of acres in greenways

OR

FEE IN LIEU OF LAND:

56 # of Single-Family Dwelling Units X \$558 = \$ 31,128
_____(date) Approved by Parks & Recreation Board

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. The undersigned hereby requests approval by the City of College Station of the above identified plat and attests that all respective owners have been identified on this application.

M. Frederick Senling Jr.
Signature and Title Senior Engineer

03/20/06
Date

INFRASTRUCTURE AND FACILITIES

Water: There is a 12-in waterline along Eagle Avenue that will be extended with this development. The new system for this area is required to meet B/CS Unified Water and Sewer Design Guidelines for domestic and fire flows. A Water Design Report for the subdivision is required at the time of Final Plat to ensure compliance.

Water Service: Water to be provided to each lot, as required.

Sewer: There is an existing 18-inch sewer line along the southwest property line that will be extended with this development. A Sewer Report for the subdivision is required at the time of Final Plat to insure capacity and compliance with the BCS Unified Water and Sewer Design Guidelines.

Sewer Service: Sewer to be provided to each lot, as required.

Streets: The Developer is providing access to all lots with conventional-width streets. Lakeview Drive will be gated and private. Eagle Avenue is a minor collector and on the City's Thoroughfare Plan and will be extended with this subdivision. Longmire Drive is an existing major collector on the Plan. An additional 5 feet of ROW for Longmire Drive will be dedicated with this development.

Off-site Easements: N/A

Drainage: This development is required to meet the Drainage Ordinance. Detention is planned for a portion of the development by means of a retention pond in the gated area of the subdivision. Direct discharge is planned for the remaining area.

Flood Plain: N/A

Oversize request: OP for the 12-inch water line along Eagle Avenue will be requested.

Impact Fees: N/A

Parkland Dedication Fees: Based on 56 lots, the Fee-in-lieu of Land will be \$11,088. The Park Development Fee will be \$20048.

STAFF REPORT

Project Manager: Jennifer Reeves, Staff Planner
2006

Email: jreeves@cstx.gov

Project Number: 06-00500062

Report Date: April 21,

Meeting Date: May 4, 2006

Item: Public hearing, presentation, possible action, and discussion on a Replat consisting of Lots 14-18 and the remainder of Lots 1-5 of the Frank Visoski Subdivision located at 102 University Drive East.

Applicant: Louise Barker, Kerr Surveying

Staff Recommendations: Staff recommends approval of the Replat as submitted.

Item Summary: This item is for Consideration of a Replat. The property owner wants to plat along existing ownership lines. A cross-access easement is being required across lot 16-R to provide future joint access as adjacent properties redevelop.

All lots meet or exceed minimum City Subdivision Regulations.

Comprehensive Plan Considerations: The Comprehensive Plan shows this area as redevelopment. The property has frontage along University Drive East and Poplar Street. University Drive East is considered a major arterial on the City's Thoroughfare Plan.

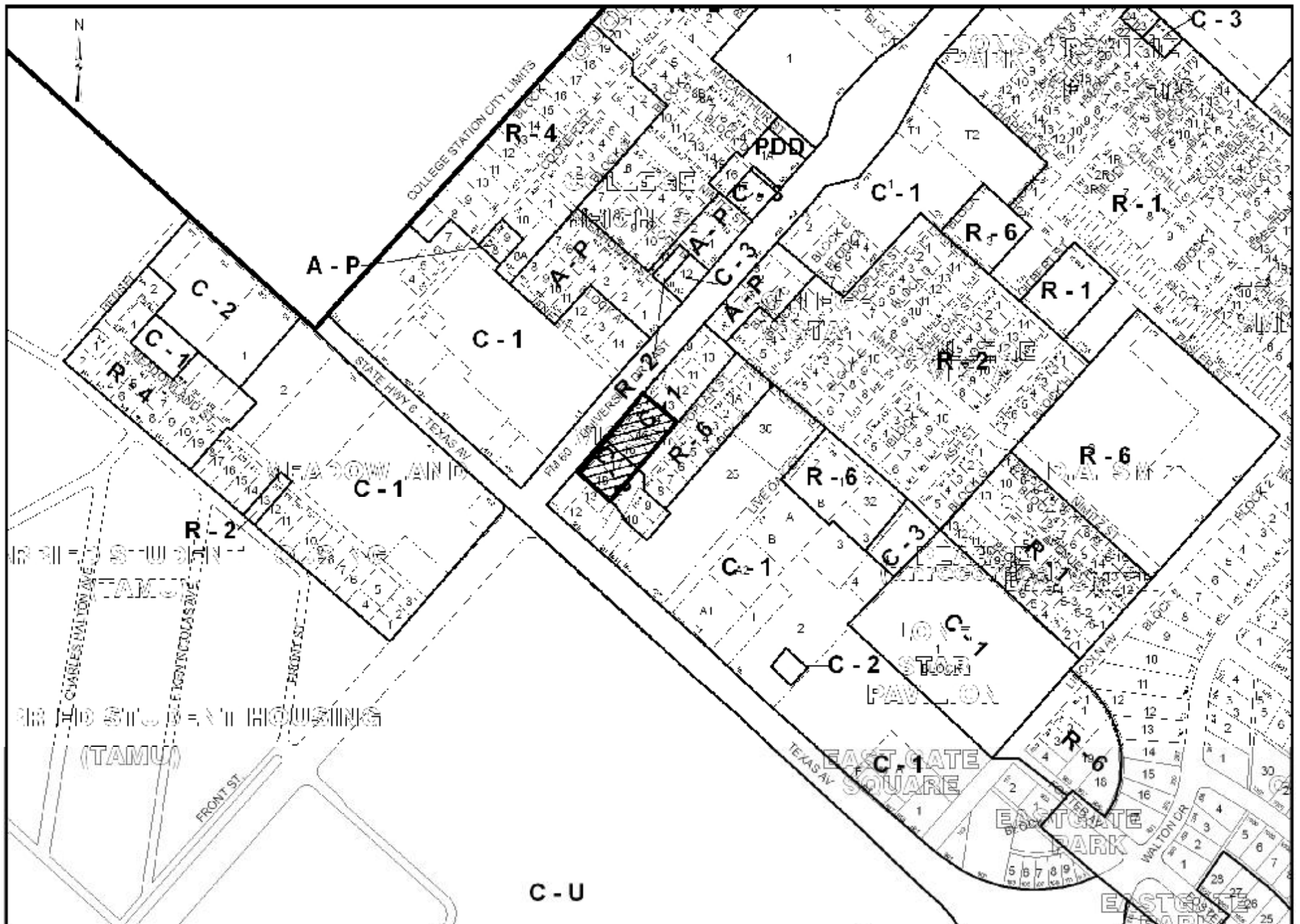
Item Background: The subject property was annexed into the City of College Station City Limits in March of 1939 and platted in 1952.

Commission Action Options: The Commission has final authority over the final plat. The options regarding the final plat are:

- § Approval
- § Denial

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Replat (provided in packet)



DEVELOPMENT REVIEW

FRANK VISOSKI

Case:
06-50062

FINAL
PLAT



DEVELOPMENT REVIEW

FRANK VISOSKI

Case:
06-50062

FINAL
PLAT



FOR OFFICE USE ONLY
P&Z CASE NO.: 06-62
DATE SUBMITTED: 3-29-06
11:15 am
ku

FINAL PLAT APPLICATION

(Check one) ☐ Minor (\$300.00) ☐ Amending (\$300.00) ☐ Final (\$400.00) ☐ Vacating (\$400.00) ☒ Replat (\$600.00)*
*Includes public hearing fee

The following items must be submitted by an established filing deadline date for P&Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee (see above) NOTE: Multiple Sheets - \$55.00 per additional sheet
- ☐ Variance Request to Subdivision Regulations - \$100 (if applicable)
- ☐ Development Permit Application Fee of \$200.00 (if applicable).
- ☐ Infrastructure Inspection Fee of \$500.00 (applicable if any public infrastructure is being constructed)
- ☒ Application completed in full.
- ☐ Copy of original deed restrictions/covenants for replats (if applicable)
- ☒ Thirteen (13) folded copies of plat. (A signed mylar original must be submitted after staff review.)
- ☐ One (1) copy of the approved Preliminary Plat and/or one (1) Master Plan (if applicable).
- ☒ Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☐ Two (2) copies of public infrastructure plans associated with this plat (if applicable).
- ☐ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference: _____

NAME OF SUBDIVISION Frank Visocki Subdivision

SPECIFIED LOCATION OF PROPOSED SUBDIVISION (Lot & Block) Lots 14-18 - the rem. of Lots 1-5

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Kerr Surveying - Louise Barker
Street Address 505 Church St. City College Station
State TX Zip Code 77840 E-Mail Address louise.fischer@kerr.surveying.net
Phone Number 262-5195 Fax Number 691-8969

PROPERTY OWNER'S INFORMATION:

Name See attached
Street Address _____ City _____
State _____ Zip Code _____ E-Mail Address _____
Phone Number _____ Fax Number _____

SURVEYOR
ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying
Street Address (see above) City _____
State _____ Zip Code _____ E-Mail Address _____
Phone Number _____ Fax Number _____

**KERR SURVEYING, LLC
P.O. BOX 269
505 CHURCH STREET
COLLEGE STATION, TEXAS 77841**

Brad Kerr
Registered Professional
Land Surveyor #4502

Telephone:
(979) 268-3195
(979) 691-8904 FAX

PROPERTY OWNER INFORMATION

Lot 14 and a portion of Lots 4, 5 & 15

Yo-Fu Lee
1203 Francis Drive
College Station, Texas 77840

Lot 16 and a portion of Lots 2, 3, 4, 15 & 17

Bernstein Investments Real Estate Fund
1800 Saint James Place, Suite 300
Houston, Texas 77056
Phone (713) 961-0751; FAX (713) 961-0754
Attn: Andrew Bernstein

Lot 18 and a portion of Lots 1, 2 & 17

Heart of Texas Pizza LP
3020 N. Cypress Drive, Suite 100
Wichita, Kansas 67226

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page # _____

Acreage - Total Property 1.12 ac. Total # Of Lots 3 R-O-W Acreage NA

Existing Use: Commercial Proposed Use: Commercial

Number Of Lots By Zoning District 1 C-3 2 C-1 1

Average Acreage Of Each Residential Lot By Zoning District:

1 1 1 1

Floodplain Acreage NA

A statement addressing any differences between the Final Plat and approved Master Plan and/or Preliminary Plat (if applicable):

Requested Variances To Subdivision Regulations & Reason For Same: _____

Requested Oversize Participation: _____

**Total Linear Footage of
Proposed Public:**

____ Streets
____ Sidewalks
____ Sanitary Sewer Lines
____ Water Lines
____ Channels
____ Storm Sewers
____ Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

____ # of acres to be dedicated + \$ _____ development fee
____ # of acres in floodplain
____ # of acres in detention
____ # of acres in greenways

OR

FEE IN LIEU OF LAND:

____ # of Single-Family Dwelling Units x \$556 = \$ _____
____ (date) Approved by Parks & Recreation Board

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified final plat and attests that this request does not amend any covenants or restrictions associated with this plat.

Laurie Barker-Turku
Signature and Title CAD Mgr.

March 24, 2006
Date

STAFF REPORT

Project Manager: Jennifer Reeves, Staff Planner
2006

Email: jreeves@cstx.gov

Project Number: 06-00500064

Report Date: April 21,

Meeting Date: May 4, 2006

Item: Public hearing, presentation, possible action, and discussion on a Preliminary Plat for North Forest Business Park, which includes a Replat of Lot 1 Block 1 North Forest Subdivision consisting of 5 lots on 5.22 acres located at 2801 Earl Rudder Fwy South, just south of North Forest Parkway.

Applicant: Fred Bayliss, Agent for Owner

Staff Recommendations: Staff recommends approval of the preliminary plat as submitted.

Item Summary: This item is for the consideration of a Preliminary Plat for the North Forest Business Park. The owner is subdividing the property into 5 lots and a common area in anticipation of an Administrative Professional development.

Comprehensive Plan Considerations: The Comprehensive Plan shows this area as Single Family Medium Density; however, it is currently zoned A-P Administrative Professional. The property will have access off of State Highway 6 frontage road pending TxDOT approval and off of North Forest Parkway. State Highway 6 is shown as a Freeway and North Forest Parkway is shown as a Major Collector on the City's Thoroughfare Plan.

Item Background: The subject property was annexed into the City of College Station City Limits in 1971. The property is currently platted as Lot 1, Block 1 of the North Forest Subdivision.

Commission Action Options: The Commission has final authority over the final plat. The options regarding the final plat are:

§ Approval

§ Denial

INFRASTRUCTURE AND FACILITIES

Water required for plat: All proposed platted lots will be required access to a public water main.

Water Service: There is 12-inch water main that runs along the west property line adjacent to Hwy. 6 and an 8-inch water main that runs along North Forest Parkway.

Sewer required for plat: All proposed platted lots will be required access to a public sewer main.

Sewer Service: There is an existing 36-inch sewer main that runs along the south property line.

Street(s) required for plat: A shared access and parking easement is being granted to provide for internal circulation between all of the proposed lots.

Streets/Access: The subject property will have access off of State Highway 6 frontage road pending TxDOT approval and off of North Forest Parkway. State Highway 6 is shown as a Freeway and North Forest Parkway is shown as a major collector on the City's Thoroughfare Plan.

Off-site Easements required for plat: Offsite easements may be required for drainage.

Drainage: The subject property is located in the main Bee Creek Drainage Basin.

Flood Plain: None on site.

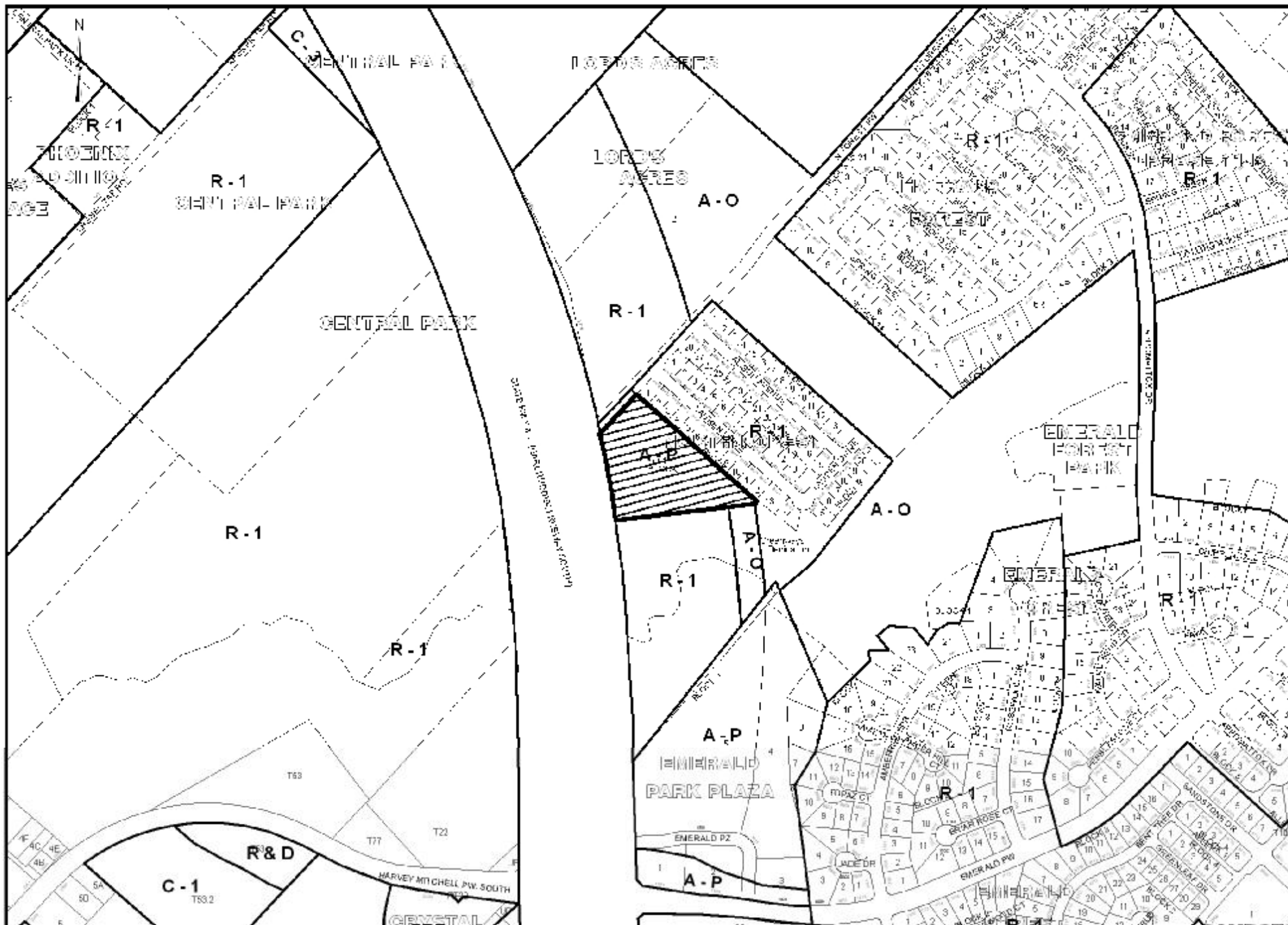
Oversize request: None at this time.

Impact Fees: N/A

Parkland Dedication Fees: N/A

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Preliminary Plat (provided in packet)



DEVELOPMENT REVIEW

NORTH FOREST SUBDIVISION

Case:
06-500064

PRELIMINARY
PLAT



DEVELOPMENT REVIEW

NORTH FOREST SUBDIVISION

Case:
06-500064

PRELIMINARY
PLAT



2801
Earl Rudder Freeway
(Dev. Address)

FOR OFFICE USE ONLY
P&Z CASE NO.: 06-124
DATE SUBMITTED: 4/2/06

PRELIMINARY PLAT APPLICATION

The following items must be submitted by an established filing deadline date for P & Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee of \$400.00.
- ☒ Variance Request to Subdivision Regulations ~ \$100 (if applicable)
- ☒ Application completed in full.
- ☒ Thirteen (13) folded copies of plat (A revised mylar original must be submitted after staff review.)
- ☒ One (1) copy of the approved Master Plan if applicable.
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☒ Rezoning Application if zone change is proposed
- ☒ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference: 12-12-05

NAME OF SUBDIVISION North Forest Subdivision

SPECIFIED LOCATION OF PROPOSED SUBDIVISION At Intersection of North Forest Park Parkway and Earl Rudder Freeway East Fortescue Road

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Fred Bayliss
Street Address 1305 West Villa Maria City Bryan
State TX Zip Code 77801 E-Mail Address fbayliss@com-internet.com
Phone Number 779-9375 Fax Number 779-0567

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name Mundo Verde, LLC
Street Address 1305 West Villa Maria Road City Bryan
State TX Zip Code 77801 E-Mail Address fbayliss@com-internet.com
Phone Number 979-779-9375 Fax Number 779-0567

ARCHITECT OR ENGINEER'S INFORMATION:

Name Texcon - Joe Schultz P.E.
Street Address 1707 Graham Road City College Station
State TX Zip Code 77845 E-Mail Address joeschultz@texcon.net
Phone Number 769-7743 Fax Number 979-764-0000 7759

Total Acres Of Subdivision 5.22 R-O-W Acreage 0.059 Total # Of Lots 5

Number Of Lots By Zoning District 5 : A-P _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / ASB _____ / _____ / _____

Floodplain Acreage 0

Parkland dedication by acreage or fee? N/A

A statement addressing any differences between the Preliminary Plat and approved Master Plan (if applicable)

N/A

Requested variances to subdivision regulations & reason for same None

Requested oversize participation None

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

_____ # of Acres to be dedicated

_____ # of acres in floodplain

_____ # of acres in detention

_____ # of acres in greenways

OR

FEE IN LIEU OF LAND:

of Single-Family Dwelling Units X \$556 = \$ _____

(date) Approved by Parks & Recreation Board

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. The undersigned hereby requests approval by the City of College Station of the above identified plat and attests that all respective owners have been identified on this application.

Signature and Title

Date

3-31-06

STAFF REPORT

Project Manager: Jennifer Prochazka, Planner
Email: jprochazka@cstx.gov
Project Number: 06-00500067

Report Date: April 21, 2006
Meeting Date: May 4, 2006

Item: Public hearing, presentation, possible action, and discussion on a Replat of Lot 1, Block 1 Jordan Subdivision and a portion of Block 4 Harvey Hillside to create Lot 1R, Block 1 Jordan Subdivision, 2.78 acres located at 3910 Harvey Road.

Applicant: Marek Brothers, property owner

Staff Recommendations: Staff recommends approval of the Replat as submitted.

Item Summary: This item is for consideration of a Replat of Lot 1, Block 1 of the Jordan Subdivision and a Replat of a portion of Block 4 of the Harvey Hillside Subdivision. The existing Lot 1 of the Jordan Subdivision is developed as the Stop-N-Store Mini-storage. The proposed Replat is for the expansion of the development.

Comprehensive Plan Considerations: The Land Use Plan designates this property as Planned Development, and the property is zoned PDD - Planned Development District. Harvey Road (State Highway 30) is shown as a major arterial on the City's Thoroughfare Plan.

The plat is in compliance with the Subdivision Regulations.

Item Background: The property was annexed in to the City in 1980. Harvey Hillside was platted prior to annexation. The Jordan Subdivision was platted in 1996. The property was zoned PDD in 2003 for the mini-storage development.

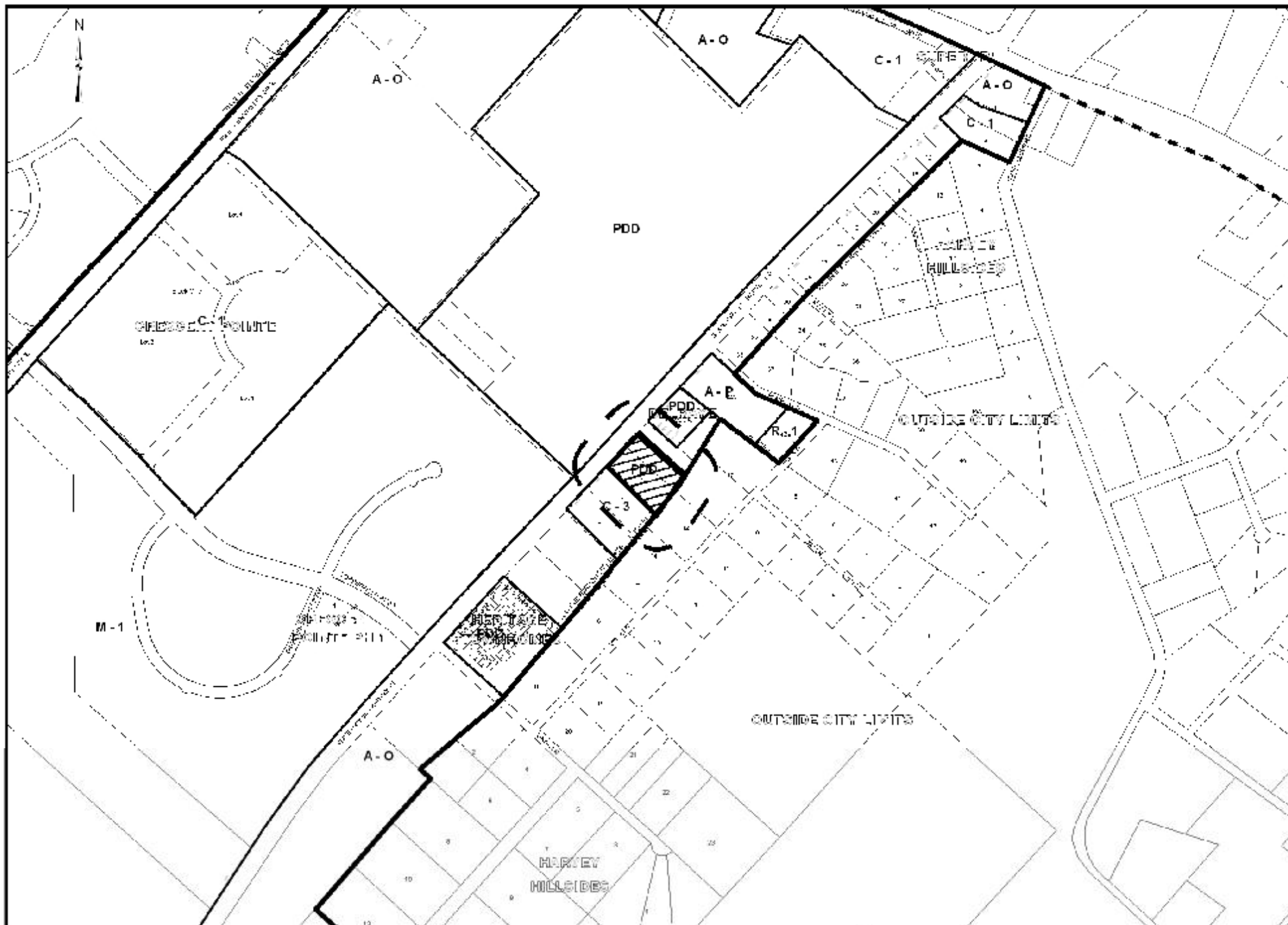
Related Advisory Board Recommendations: N/A

Commission Action Options: The Commission has final authority over the Replat. The options regarding the Replat are:

- § Approval
- § Denial

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Replat (provided in packet)



DEVELOPMENT REVIEW

JORDAN SUBDIVISION

Case:
06-500067

FINAL
PLAT



DEVELOPMENT REVIEW

JORDAN SUBDIVISION

Case:
06-500067

FINAL
PLAT



FOR OFFICE USE ONLY
P&Z CASE NO.: 06.07
DATE SUBMITTED: 4.03.06

9:39
95

FINAL PLAT APPLICATION

(Check one) ☐ Minor (\$300.00) ☐ Amending (\$300.00) ☐ Final (\$400.00) ☐ Vacating (\$400.00) ☒ Replat (\$600.00)*
*Includes public hearing fee

The following items must be submitted by an established filing deadline date for P&Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee (see above) NOTE: Multiple Sheets - \$55.00 per additional sheet
- ☒ Variance Request to Subdivision Regulations - \$100 (if applicable)
- ☒ Development Permit Application Fee of \$200.00 (if applicable).
- ☒ Infrastructure Inspection Fee of \$600.00 (applicable if any public infrastructure is being constructed)
- ☒ Application completed in full.
- ☒ Copy of original deed restrictions/covenants for replats (if applicable).
- ☒ Thirteen (13) folded copies of plat. (A signed mylar original must be submitted after staff review.)
- ☒ One (1) copy of the approved Preliminary Plat and/or one (1) Master Plan (if applicable)
- ☒ Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☒ Two (2) copies of public infrastructure plans associated with this plat (if applicable).
- ☒ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference: _____

NAME OF SUBDIVISION Jordan Subdivision

SPECIFIED LOCATION OF PROPOSED SUBDIVISION (Lot & Block) _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Marck Brothers (Not Marck)
Street Address P.O. Box 9115 City College Station
State TX Zip Code 77842 E-Mail Address _____
Phone Number 696-5562 Fax Number 696-3089

PROPERTY OWNER'S INFORMATION:

Name Marck Brothers Construction (Space Control Ltd)
Street Address P.O. Box 9115 City College Station
State TX Zip Code 77842 E-Mail Address _____
Phone Number 696-5562 Fax Number 696-3089

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying - Louise Barker
Street Address 505 Church St. City College Station
State TX Zip Code 77840 E-Mail Address louise.fischer@verizon.net
Phone Number 268-3145 Fax Number 691-8904

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page # _____

Acreage - Total Property 2.78 Total # Of Lots 2 R-O-W Acreage N/A

Existing Use: Commercial Proposed Use: Commercial

Number Of Lots By Zoning District 2 1 PPD _____ 1 _____ 1

Average Acreage Of Each Residential Lot By Zoning District:

_____ 1 _____ 1 _____ 1 _____ 1

Floodplain Acreage N/A

A statement addressing any differences between the Final Plat and approved Master Plan and/or Preliminary Plat (if applicable):

Requested Variances To Subdivision Regulations & Reason For Same: _____

Requested Oversize Participation: _____

**Total Linear Footage of
Proposed Public:**

_____ Streets
_____ Sidewalks
_____ Sanitary Sewer Lines
_____ Water Lines
_____ Channels
_____ Storm Sewers
_____ Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

_____ # of acres to be dedicated + \$ _____ development fee

_____ # of acres in floodplain

_____ # of acres in detention

_____ # of acres in greenways

OR

FEE IN LIEU OF LAND:

_____ # of Single-Family Dwelling Units X \$556 = \$ _____

_____ (date) Approved by Parks & Recreation Board

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified final plat and attests that this request does not amend any covenants or restrictions associated with this plat.

Louise Barker, BAO Mgr.
Signature and Title

April 3, 2006
Date

STAFF REPORT

Project Manager: Trey Fletcher, Sr. Planner Report Date: 4-24-2006
Email: tfletcher@cstx.gov Meeting Date: 5-4-2006
Project Number: 06-00500050

Item: Public hearing, presentation, possible action, and discussion on a Conditional Use Permit - Use & Site for a Verizon Wireless telecommunications tower located at 1500 Harvey Rd in the general vicinity of Post Oak Mall.

Applicant: Shep Poland, Agent for Verizon Wireless

Staff Recommendation: Staff recommends approval of the request.

Item Summary: The purpose of the conditional use permit application is to facilitate the construction of an 80-foot stealth telecommunication tower.

Comprehensive Plan Considerations: The Land Use Plan shows Regional Retail for this site and surrounding areas on the south side of Harvey Road where the tower is proposed. The opposite side of Harvey Road is shown as Residential Attached and Regional Retail. Harvey Road / SH 30 is a Major Arterial on the Thoroughfare Plan. Because the proposed tower is considered stealth the required thoroughfare setback is not imposed. The "stealth" determination is based on the flagpole design and the context of the site, being an entrance to Post Oak Mall together with the method of screening of the cabinets behind a reconfigured sign. Conventional telecommunication towers would be required a setback of the tower height multiplied by a factor of three; in this case the resulting setback would be 240 feet. The stealth tower is proposed 25 feet from the property line along Harvey Road which is in compliance with the UDO. In addition, as a stealth tower, the tower separation requirement is not imposed. A conventional telecommunications tower would be required to satisfy a tower separation requirement of 3,500 feet. No additional landscaping is proposed on the site plan. The proposed site is currently 100 percent impervious surface. Landscaping (six canopy trees) does exist in the median area and will be maintained as is. According to the application, the tower base and associated cabinets will be screened by a wall to match the Post Oak Mall sign materials, and the affected sign lettering for Post Oak Mall will be relocated to outer face of the wall.

Item Background:

This site is zoned C-1 General Commercial and is platted. No recent development activity has occurred recently in the immediate vicinity.

Staff Analysis: Section 14 of the Zoning Ordinance authorizes the existence of conditional uses. The Commission may permit a conditional use subject to appropriate conditions and safeguards when, after public notice and hearing the Commission finds that:

(Staff comments are in italics)

1. "The proposed use meets all the minimum standards established in the ordinance for the type of use proposed."

Staff conducted a technical review and found general compliance with development regulations with the exception of the items listed below in the staff recommendation.

2. "That the proposed use meets the purposed and intent of the ordinance and is in harmony with the development policies and goals and objectives as embodied in the Comprehensive Plan for Development of the City.

This site is zoned C-1 General Commercial in compliance with the Comprehensive Plan which shows Regional Retail for this property. The proposed tower meets the definition of "stealth" per the UDO and should be encouraged as alternative to conventional telecommunication towers as appropriate.

3. "That the proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property."

While the public hearing is an opportunity for the Commission / Council to measure the potential impact on surrounding land uses, this application and associated site plan is in compliance with the UDO.

The Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of the ordinance and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, additional landscaping, and additional improvements such as curbing, sidewalks and screening."

Unless the public hearing bring to light any new information indicating potential negative impacts, Staff recommends approval with Staff Review Comments.

Related Advisory Board Recommendations: N/A

Commission Action Options: The Council has final authority over the Conditional Use Permit and associated site plan. The options regarding the use permit are:

1. Approval as submitted;

2. Approval with conditions relating to specific site characteristics or with time limitations;
3. Denial with specified reasons for denial;
4. Table; or,
5. Defer action to a specified date.

INFRASTRUCTURE AND FACILITIES

Water: N/A

Sewer: N/A

Streets: Harvey Road / SH 30 is a Major Arterial on the Thoroughfare Plan.

Off-site Easements: N/A

Drainage: Surface drainage through the Post Oak Mall property.

Floodplain: This site is not within a floodplain.

Oversize request: N/A

Impact Fees: N/A

NOTIFICATION:

Legal Notice Publication(s): The Eagle; 4-18-06 and 5-9-06

Advertised Commission Hearing Dates(s): 5-4-06

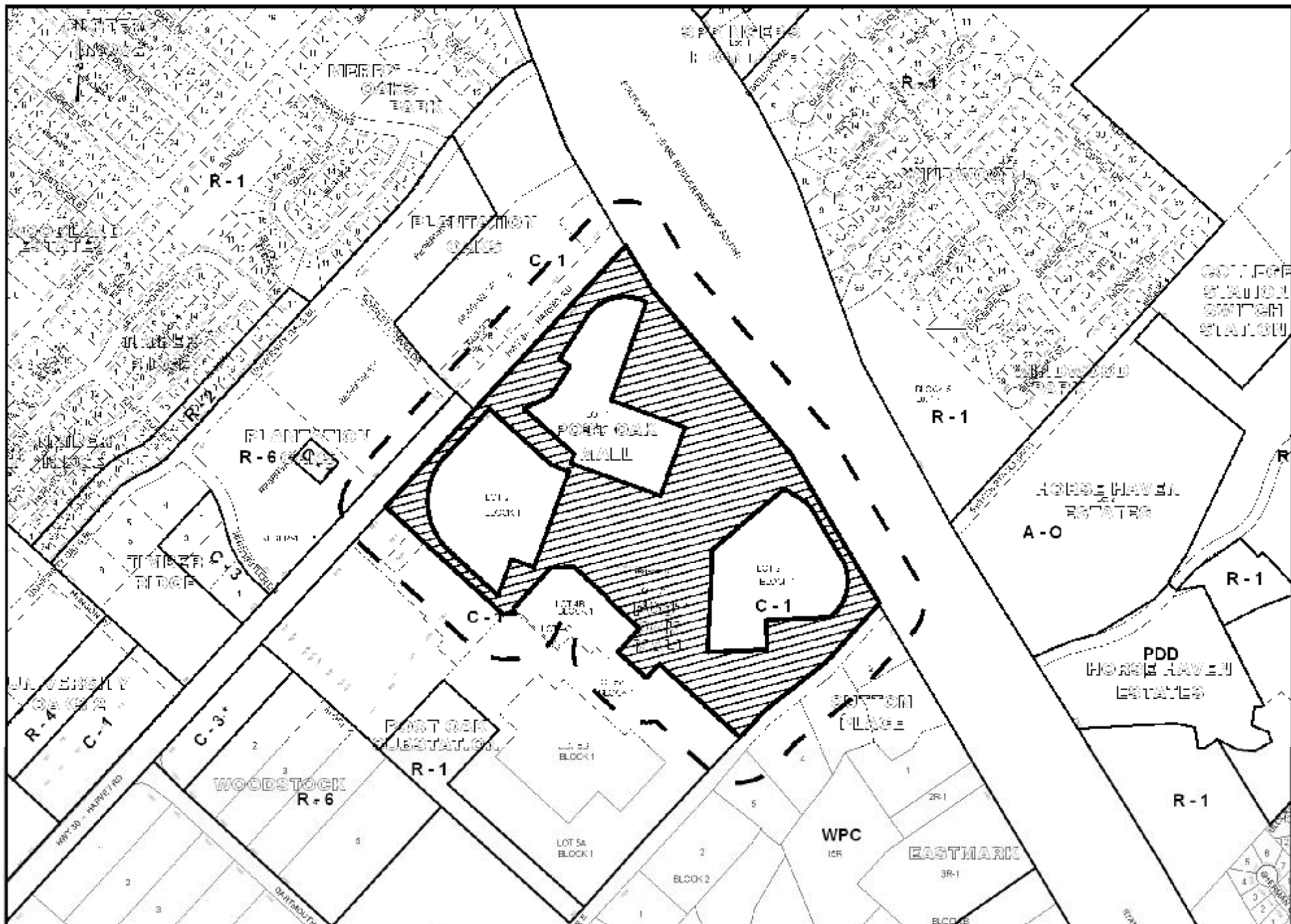
Advertised Council Hearing Dates: 5-25-06

Number of Notices Mailed to Property Owners within 200': 21

Response Received: None as of date of staff report

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Site Plan (provided in packet)
4. Visual Impact Analysis images (provided in packet)



DEVELOPMENT REVIEW

VERIZON WIRELESS

Case:
06-500050

CONDITIONAL
USE PERMIT



DEVELOPMENT REVIEW

VERIZON WIRELESS

Case:
06-500050

CONDITIONAL
USE PERMIT



FOR OFFICE USE ONLY	
CASE NO.	06-50
DATE SUBMITTED	3/10/06

8.40
PWL

Major Wireless Telecommunications Facilities CONDITIONAL USE PERMIT / SITE PLAN REVIEW APPLICATION

Minimum Requirements

- ☒ \$300.00 application, processing, and notification fee
- ☒ \$200.00 Site Plan Review Fee (includes 3 staff reviews).
- ☐ \$200.00 Development Permit Application Fee if applicable.
- ☐ \$600.00 Public Infrastructure Inspection Fee if applicable. (This fee is payable if construction of a public waterline, sewerline, sidewalk, street or drainage facilities is involved.)
- ☒ Eleven (11) copies of site plan that meet requirements for WTP's as described in Section 6.3.Q of the Unified Development Ordinance and includes requirements for site plan proposals as listed on the attached sheet. This site plan will go to City Staff for review, after which Eleven (11) copies of the revised site plan will be required.
- ☒ Detailed explanation of proposed use including the location, type, and height of the proposed facility, anticipated traffic, number of employees, etc.
- ☒ Additional requirements listed on following page.

Date of Required Preapplication Conference: preapplication conference was held last fall

Height of Transmission Tower: 80'

NAME OF PROJECT Verizon Wireless "Harvey" cell site

ADDRESS 1500 Harvey Road

LEGAL DESCRIPTION _____

APPLICANT (Primary Contact for the Project):

Name Shep Poland (on behalf of Verizon Wireless)

Street Address 3500 East Alabama Road

City Wharton State TX Zip Code 77488

E-Mail Address s.poland@intertex.net

Phone Number 979/282-2088 Fax Number 979/532-1722

PROPERTY OWNER'S INFORMATION:

Name CBL & Associates Properties

Street Address 2030 Hamilton Place Blvd., S-500

City Chattanooga State TN Zip Code 37421

E-Mail Address _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Axis Engineering
Street Address 6200 Rothway, S-140
City Houston State TX Zip Code 77040
E-Mail Address clafleur@axisengineering.net
Phone Number 713/460-9902 Fax Number 713/690-5037


OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.)

Name Jack Love, General Manager, Post Oak Mall (local contact and representative for owner)
Street Address 1500 Harvey Road
City College Station State TX Zip Code 77840
E-Mail Address Jack_Love@cblproperties.com
Phone Number 979/764-0060 Fax Number 979/696-0977

PRESENT USE OF PROPERTY This property is presently used as the median between the entering and exiting automobile traffic to the mall from Harvey Road. The median contains a "marquee" reader sign that is approximately twenty feet (20') long and eleven feet (11') high. The sign is perpendicular to Harvey road and will used as part of the screening wall for the radio equipment and the base of the tower.

CURRENT ZONING OF PROPERTY C-1

I verify that all of the information contained in this application is true and correct. *IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.*



Signature of Owner, Agent or Applicant

MARCH 7, 2006

Date



CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

STAFF REPORT

DATE: April 19, 2006
TO: Members of the Planning & Zoning Commission
FROM: Lindsay Boyer, Staff Planner
THROUGH: Lance Simms, Interim Director of Planning & Development Services
SUBJECT: UDO Annual Review, Article 7.4, Signs

Item summary: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 7.4, Signs.

Item background: At the request of the Planning and Zoning Commission at the January 19, 2006, meeting, background information was prepared for your review at the February 16, 2006 Workshop. At that time, Staff received concerns regarding banners for non-profits and places of worship. This item was removed from the Planning and Zoning agenda in February in order to receive feedback and direction from the City Council regarding these banners. At the April 13, 2006 City Council Workshop, Council did not recommend including banners for non-profits and places of worship as part of the UDO update. The current draft of the ordinance was discussed on the April 20, 2006 P&Z Workshop meeting.

Non-housekeeping items in this section include additional restrictions on political and non-commercial signs, and provisions for the removal of signs when the associated building is demolished. Additionally, staff received direction at the December 14, 2005, Joint City Council/P&Z Commission meeting regarding community spirit signs and signage for neighborhood groups. Following is a summary of proposed changes by category:

Non-commercial and political signs: Language was added to Section 7.4.Q limiting the size of non-commercial signage to 50 square feet, clarifying that signs may not be placed in any public Right of Way, and providing a time limit for political signs. The proposed changes will allow non-commercial signs related to an event to be placed up to 90 days prior to the event and require sign removal within 10 days after the event.

Sign removal: Section 7.4.X was amended to require signs to be removed if the associated building is demolished. A number of sites have redeveloped in the City while maintaining their grandfathered freestanding sign status by not removing the existing sign. This provision will require sites that are completely demolished to remove any freestanding signs. When new signage is installed, it will be required to comply with the provisions of the Unified Development Ordinance.

Community Spirit Signs: Community spirit signs were originally located in Section 7.4.D as a prohibited sign unless authorized by Council. The new ordinance will locate these signs under “Exempt Signs” in Section 7.4.E, and allow for on-premise community spirit signs as well as off-premise.

Signage for neighborhood groups: Provisions have been made in the “Exempt Signs” Section 7.4.E. to allow for signage for neighborhood events. These provisions allow for temporary signage within the perimeter of a neighborhood for a neighborhood event sponsored by an association that is registered with the City of College Station Neighborhood Services. These will be considered unregulated signs, so no permit will be necessary, however the signs must remain in good repair, and the name of the association must be featured on the sign so that Code Enforcement may contact the association or group about any problems with the sign. These signs may be placed up to 14 days prior to the event, and are to be removed 24 hours after the event is over.

Attachments:

1. UDO Section 7.4, Signs Proposed Language

- p. The spacing requirements for driveways not meeting the specifications in Section 7.3.C.3, Spacing of Driveways, may be lessened or waived if auxiliary lanes are used.
- q. Access points on arterial and collector streets may be required to be signalized in order to provide safe and efficient traffic flow. A development may be responsible for all or part of any right-of-way dedication, design, hardware, or construction costs of a traffic signal if it is determined that the signal is necessitated by the traffic generated from the development. The procedures for signal installation and the percent of financial participation required of the development in the installation of the signal shall be in accordance with criteria set forth in the City's Traffic Signal Policy.

7.4 Signs

A. Purpose

The purpose of this Section is to establish clear and unambiguous regulations pertaining to signs in the City of College Station and to promote an attractive community, foster traffic safety, and enhance the effective communication and exchange of ideas and commercial information.

B. Applicability

The City Council recognizes that signs are necessary for visual communication for public convenience, and that businesses and other activities have the right to identify themselves by using signs that are incidental to the use on the premises where the signs are located. The Council herein seeks to provide a reasonable balance between the right of a person to identify his or her business or activity, and the rights of the public to be protected against visual discord and safety hazards that result from the unrestricted proliferation, location, and construction of signs. This Section will insure that signs are compatible with adjacent land uses and with the total visual environment of the community, in accordance with the City's Comprehensive Plan.

1. The City Council finds that the rights of residents of this City to fully exercise their rights of free speech by the use of signs containing non-commercial messages are subject to minimum regulation regarding structural safety and setbacks for purposes of traffic protection. The City Council seeks herein to provide for the reasonably prompt removal and disposal of such signs after they have served their purpose, and yet to avoid any interference with First Amendment freedoms, especially as to persons who are of limited financial means.
2. The City Council finds that instances may occur in the application of this Section where strict enforcement would deprive a person of the reasonable use of a sign, or the reasonable utilization of a sign in connection with other related property rights, and herein provides for such persons to have the right to seek variances from the requirements of this UDO for good cause. The City Council finds that it is imperative that enforcement officials apply this Section as it is written, in the interest of equality and fair and impartial application to all persons, and that the procedures to appeal a denial of a sign permit to the ZBA shall remain the sole administrative means to obtain any exception to the terms hereof.

3. The regulations of this Section shall apply for developments within the zoning districts listed in Section 7.4.C, Summary of Permitted Signs. These regulations only apply to special districts within the City of College Station so far as is stated in the following Sections of this UDO:
 - a. Wolf Pen Creek District (WPC), Section 5.6.A.
 - b. Northgate Districts (NG-1, NG-2, NG-3), Section 5.6.B.
 - c. Corridor Overlay District (OV), Section 5.8.A.
 - d. Krenek Overlay District (KO), Section 5.8.B.

Per Ordinance No. 2753 dated September 23, 2004

C. Summary of Permitted Signs

The following signs are permitted in the relevant zoning districts of the City:

	A-O	A-OR	R-1B	R-1	R-2	R-3	R-4	R-6	R-7	A-P	C-1	C-2	C-3	R&D	M-1	M-2
Apartment/Condominium/ Manufactured Home Park Identification Signs							X	X	X							
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs							X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Directional Traffic Control Signs										X	X	X	X	X	X	X
Freestanding Signs											X	X			X	X
Home Occupation Signs	X	X	X	X	X	X	X	X	X							
Low Profile Signs										X	X	X	X	X	X	X
Non-Commercial Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Real Estate, Finance, and Construction Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roof Signs											X	X			X	X

Per Ordinance No. 2664 dated September 9, 2003

D. Prohibited Signs

The following signs shall be prohibited in the City of College Station:

1. Portable and trailer signs, and temporary freestanding signs.
2. Signs painted on rooftops.
3. Inflated signs, pennants, wind driven devices (excluding flags), tethered balloons, and/or any gas filled objects for advertisement, decoration, or otherwise, except as permitted in Section 7.4.O, Grand Opening Signs. Section 7.4.T, Special Event Signs.

Per Ordinance No. 2753 dated September 23, 2004

4. Vehicle signs except as permitted in Section 7.4.U, Vehicle Signs.

Deleted: <#>Off-premise signs, including billboards, both commercial and non-commercial, except where there has been a resolution adopted by the City of College Station City Council or an executed contract with the City of College Station and the display of the sign:¶
 <#>Promotes a positive image of the City of College Station for the attraction of business or tourism;¶
 <#>Depicts an accomplishment of an individual or group; or¶
 <#>Creates a positive community spirit.¶
Per Ordinance No. 2763 dated October 21, 2004¶

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5. Flags containing copy or logo, excluding the flags of any country, state, city, or school, are prohibited in residential zones and on any residentially-developed property (except when flags are used as subdivision signs).
6. Signs and displays with flashing, blinking, or traveling lights, or erratic or other moving parts, including electronic message boards that change more than once per 24-hour period, either internal or external to the premise, and oriented and visible to vehicular traffic, provided that time and temperature signs are permissible if the maximum area and setback requirements of this Section are met and if the commercial information or content of such signs is restricted to no more than eight square feet.
7. Signs containing manual changeable copy or electronic reader boards which are greater than 30 percent of the allowable sign area.

Per Ordinance No. 2753 dated September 23, 2004

8. Any signs that are intended to or designed to resemble traffic signs or signals and bear such words as "stop", "slow", "caution", "danger", "warning", or other words, and that are erected for purposes other than actual traffic control or warning to the public.
9. Any sign located within the site triangle in any district as stated in Article 7.1.C, Visibility at Intersections in all Districts. This does not include traffic control or directional signs.
10. Any sign that emits sound, odor, or visible matter.
11. Commercial banners in all districts, except as permitted in Section 7.4.O, Grand Opening Signs and Section 7.4.T, Special Event Signs.

Per Ordinance No. 2753 dated September 23, 2004

E. Exempt Signs

The following signs are exempt from the requirements of this UDO:

1. Signs that are not easily identified from beyond the boundaries of the lot or parcel on which they are located or from any public thoroughfare or traveled right-of-way, as determined by the Administrator. Such signs are not exempt from the safety regulations contained herein and in City Building and Electrical Codes.
2. Official notices posted by government officials in the performance of their duties: government signs controlling traffic, regulating public conduct, identifying streets, or warning of danger. Bulletin boards or identification signs accessory to government buildings or other buildings are subject to the provisions of this UDO.
3. Temporary signs erected by private property owners for the purpose of warning of a dangerous defect, condition, or other hazard to the public.
4. Non-commercial signs on private property or works of art that in no way identify or advertise a product or business, or by their location and placement impede traffic safety, except as stated in Section 7.5.R. Non-

Commercial and Political Signs.

Per Ordinance No. 2753 dated September 23, 2004

5. Temporary decorations or displays, if they are clearly incidental to and are customarily and commonly associated with any national, local, or religious celebration.
6. Temporary or permanent signs erected by public utilities or construction companies to warn of the location of pipelines, electrical conduits, or other dangers or conditions in public rights-of-way.
7. Non-Commercial Signs carried by a person and not set or affixed to the ground, that in no way identify or advertise a product or business, or by their location and placement impede traffic safety.

Per Ordinance No. 2664 dated September 9, 2003

Per Ordinance No. 2753 dated September 23, 2004

8. Commercial Signs carried by a person and not set on or affixed to the ground, provided that the sign is temporary, on-premise, and not used by the person on the premises for more than three (3) consecutive days, more than four (4) times per calendar year.

Per Ordinance No. 2753 dated September 23, 2004

9. Outdoor advertising display signs for sponsors of charitable events held on public properties. These signs may be displayed for the duration of the event or not more than three days with approval of the City Manager; and
10. Flags used as political symbols.
11. Special District Identification Signs, as defined by Article 11.2 Terms, that in no way advertise a product or a business, or by their location and placement impede traffic safety. Special District Identification Signs must be approved by the appropriate Board or Committee.

Per Ordinance No. 2753 dated September 23, 2004

12. On-premise and/or off-premise signs where there has been a resolution adopted by the City of College Station City Council or an executed contract with the City of College Station and the display of the signs are for designated locations, a specified time period, and:

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- a. Promotes a positive image of the City of College Station for the attraction of business or tourism;
- b. Depicts an accomplishment of an individual or group; or
- c. Creates a positive community spirit.

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13. Temporary signs erected for a neighborhood event sponsored by a neighborhood group that is registered with the City of College Station, provided that the signage is:

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- a. Located within the perimeter of the neighborhood.
- b. Provides the name of the association sponsoring the event on the sign.
- c. In good repair.

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- d. Allowed up to fourteen (14) days prior to the event, and
e. Removed within twenty-four (24) hours of the event.

F. Sign Standards

The following table summarizes the sign standards for the City of College Station:

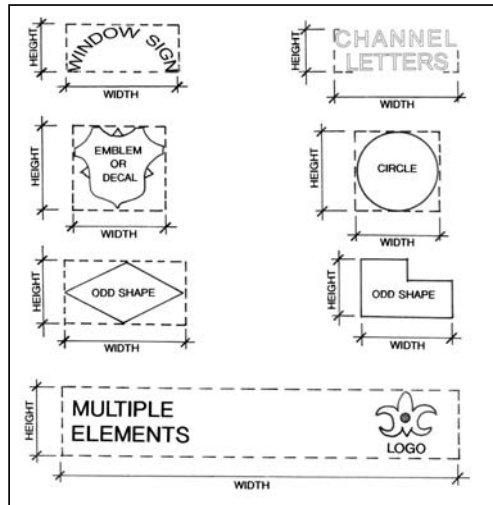
Sign Type	Maximum Area (s.f.)**	Maximum Height (ft.)	Setback from ROW (ft.)	Number Allowed
Apartment/Condominium/Manufactured Home Park Identification Signs	100	10	10	1/frontage
Area Identification Signs	16	4	10	1/10-50 acre subdivision or phase
Attached Signs	Varies, see 7.4.I below	Not to exceed 1 foot from top of wall, marquee, or parapet to which it is attached	---	Any number allowed if within the total allowed square footage of attached signs
Development Signs Residential / Collector Street Arterial Street Freeway (As designated on Thoroughfare Plan)	35 65 200	15	10	1/premises
Directional Traffic Control Signs	3	4	4	1/curb cut
Freestanding Signs	Varies, see 7.4.M below		10	1/building plot where lot exceeds 75 feet of frontage
Home Occupation Signs	2	Not to exceed top of wall to which it is attached	---	1/dwelling unit
Low Profile Signs (In lieu of permitted Freestanding Sign)	60	4	10	1/150 feet of frontage *
Real Estate, Finance, and Construction Signs Up to 150-foot frontage Greater than 150-foot frontage	16 32	8 8	10 10	1/frontage (Real Estate) 1/property (Finance) 3/property (Construction)
Roof Signs	Determined by frontage. Same as freestanding Max. 100 s.f.	10 feet above structural roof	---	1/building plot in place of a freestanding sign
Subdivision Signs	150	15	10	1/primary subdivision entrance. Not to exceed 2 signs.

* Except as provided for in Section 7.4.M.10, Freestanding Commercial Signs.

** The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines that fully contains all extremities (as shown in the illustration below), exclusive of supports.

Per Ordinance No. 2681 dated November 25, 2003

Per Ordinance No. 2753 dated September 23, 2004



Per Ordinance No. 2681 dated November 25, 2003

G. Area Identification and Subdivision Signs

1. Area Identification Signs shall be permitted upon private property in any zone to identify multiple-lot subdivisions of 10 to 50 acres in size and subject to the requirements set forth in Section 7.4.F, Sign Standards above. Area Identification Signs may also be used within a large subdivision to identify distinct areas within that subdivision, subject to the requirements in Section 7.4.F, Sign Standards above.
2. Subdivision Signs shall be permitted upon private property in any zone to identify subdivisions of greater than 50 acres, subject to the requirements set forth in Section 7.4.F, Sign Standards above.
3. Both Area Identification and Subdivision Signs must be located on the premises as identified by a preliminary or master preliminary plat of the subdivision. Subdivision Signs will be permitted only at major intersections on the perimeter of the subdivision (intersection of two collector or larger streets). At each intersection either one or two Subdivision Signs may be permitted so long as the total area of the signs does not exceed 150 square feet. Flags may be utilized in place of a Subdivision Identification Sign, but the overall height shall not exceed 20 feet and 25 square feet in area in a residential zone and 35 feet in height and 100 square feet in area in industrial or commercial districts.
4. Subdivision markers of no more that one square foot in area and used in conjunction with a subdivision or area identification sign are permitted attached to architectural elements within the subdivision.
5. Indirect lighting is permissible but no optical effects, moving parts, or alternating, erratic, or flashing lights shall be permitted. Landscaping valued at 250 points shall be installed around each Subdivision Sign.

Adequate arrangements for permanent maintenance of all signs and any landscaping in conjunction with such signs shall be made, which may be through an owners association if one exists or is created for this purpose.

6. All signs shall be setback as shown in Section 7.4.F, Sign Standards above except in areas where a Private Improvement in Public Right-of-way permit has been issued.

H. Apartment/Condominium/Manufactured Home Park Identification Signs

1. One Apartment/Condominium/Manufactured Home Park Identification Sign may be located at a primary entrance on each frontage to a public road.
Per Ordinance No. 2753 dated September 23, 2004
2. The maximum area allowed for each frontage may be divided among two signs if those signs are single sided and mounted at a single entrance.
Per Ordinance No. 2753 dated September 23, 2004
3. An Apartment/Condominium/Manufactured Home Park Identification Sign may be either an attached sign or a freestanding monument sign. It shall be placed upon the private property of a particular multi-family project in the appropriate zone as established in Section 7.4.C, Summary of Permitted Signs subject to the requirements set forth in Section 7.4.F, Sign Standards above.
4. The Apartment/Condominium/Manufactured Home Park Identification Sign shall list the name and may list the facilities available and have leasing or sales information incorporated as a part of the sign.
5. An apartment or condominium project must have a minimum of 24 dwelling units to qualify for an identification sign.
6. Indirect lighting is permissible, but no optical effects, moving parts, or alternating, erratic, or flashing lights or devices shall be permitted.
7. Any manufactured home parks existing at the time of this UDO that are non-conforming may still utilize an identification sign meeting the provisions of this Section and Section 7.4.F, Sign Standards above.

I. Attached Signs

1. Attached Signs are commercial signs under this Section.
2. Attached Signs on any commercial building or tenant lease space shall not exceed a total of two and a half (2.5) square feet per linear foot of all public entry façades, with a maximum of 500 square feet of attached signage allowed for any one tenant. Multi-story businesses will be allowed 100 square feet of additional attached signage.
Per Ordinance No. 2664 dated September 9, 2003
Per Ordinance No. 2753 dated September 23, 2004
3. The division of allowable building signage amongst building tenants shall be the sole responsibility of the owner or property manager, and not the City

of College Station.

4. Signs attached to features such as gasoline pumps, automatic teller machines, mail/package drop boxes, or similar on-site features, if identifiable from the right-of-way, as determined by the Administrator, shall count as part of the allowable sign area of the attached signs for the site. Information contained on such features pertaining to federal and state requirements, and operation/safety instructions are not counted. All other signage on such features shall count towards the allowable attached sign area.

Per Ordinance No. 2753 dated September 23, 2004

5. Architectural elements, which are not part of the sign or logo and in no way identify the specific business tenant, shall not be considered attached signage.

Per Ordinance No. 2753 dated September 23, 2004

6. An attached sign:
 - a. Shall advertise only the name of, uses of, or goods or services available within the building or tenant lease space to which the sign is attached;
Per Ordinance No. 2753 dated September 23, 2004
 - b. Shall be parallel to the face of the building;
 - c. Shall not be cantilevered away from the structure;
 - d. Shall not extend more than one foot from any exterior building face, mansard, awning, or canopy;
 - e. Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light; and
 - f. Shall not be attached to any tree or public utility pole.

J. Development Sign

1. A Development Sign may be placed only on private property subject to the requirements in Section 7.4.F, Sign Standards above.
2. A Development Sign for a building project shall be removed if the project has not received a Building Permit at the end of twelve months. The Administrator may renew the sign permit for one additional twelve-month period upon request. Once a Building Permit for the project is received, the sign may stay in place until 75 percent of the project is leased or a permanent sign is installed, whichever comes first.
3. A Development Sign for a proposed subdivision shall be removed if a Preliminary or Final Plat has not been approved by the end of twelve months. The Administrator may renew the Sign Permit for one additional twelve-month period upon request. Once a plat has been approved, the Sign Permit is valid as long as a Preliminary Plat is in effect, or in the absence of a valid Preliminary Plat, for 24 months from the date of approval of a Final Plat.

K. Directional Traffic Control Sign

1. Directional Traffic Control Signs may be utilized as traffic control devices in off-street parking areas subject to the requirements set forth in Section 7.4.F, Sign Standards above.
2. For multiple lots sharing an access easement to public right-of-way, there shall be only one directional sign located at the curb cut.
3. Logo or copy shall be less than 50% of the sign area.
4. No Directional Traffic Control Sign shall be permitted within or upon the right-of-way of any public street unless its construction, design, and location have been approved by the City Traffic Engineer.

L. Flags

1. One freestanding corporate flag per premise, not to exceed 35 feet in height or 100 square feet in area, is allowed in multi-family, commercial, and industrial districts.
2. Flags used solely for decoration and not containing any copy or logo and located only in multi-family, commercial, and industrial districts or developments are allowed without a permit. In multi-family developments, such flags will be restricted to 16 square feet in area. In all permitted zoning districts such flags will be restricted to 30 feet in height, and the number shall be restricted to no more than 6 flags per building plot.
3. Flags containing commercial copy or logo, excluding the flags of any country, state, city, school, or church are prohibited in residential zones and on any residentially developed property (except when flags are used as Subdivision Signs).

M. Freestanding Commercial Signs

1. Any development with over 75 linear feet of frontage will be allowed one Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:

a. Allowable Area

Allowable Area For Freestanding Signs	
Frontage (Feet)	Maximum Area (s.f.)
0-75	Low Profile only
76-100	50
101-150	75
151-200	100
201-250	125
251-300	150
301-350	175
351-400	200
401-450	225
451-500	250
501-550	275

551-600+	300
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b. Area

For the purposes of this Section, area shall be considered the area in square feet of a single-face sign, or one side of a double-face sign, or half the sides of a multi-face sign.

Per Ordinance No. 2681 dated November 25, 2003

c. Frontage

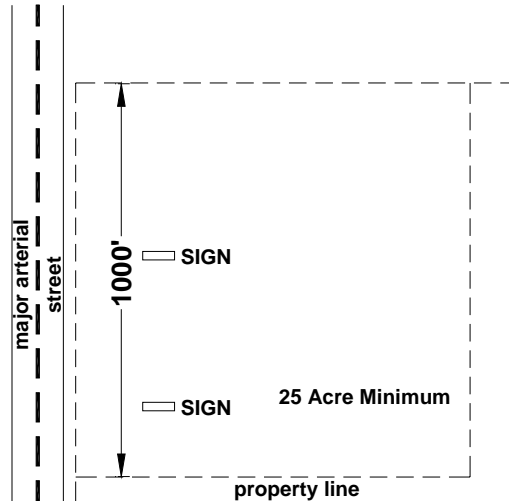
- 1) For the purposes of this Section, frontage shall be considered the number of feet fronting on a public street to which a sign is oriented.
- 2) On corner lots, the frontage street shall be the greater street as classified on the thoroughfare plan. Where the two streets are classified the same, the applicant may choose the frontage street.

d. Allowable Height

- 1) The allowable height of a Freestanding Commercial Sign is determined by measuring the distance from the closest point of the sign to the curb or pavement edge and dividing this distance by two. No Freestanding Commercial Sign shall exceed 35 feet in height.
 - 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.
 - 3) For the purposes of this Section, the distance from curb shall be measured in feet from the back of curb or pavement edge to the nearest part of the sign.
2. Freestanding Commercial Signs are allowed only on developed commercial property established in the appropriate zones as set forth in Section 7.4.C, Summary of Permitted Signs. One freestanding sign shall be allowed in the A-P zone only when the premise has a minimum of two acres, subject to the requirements set forth in Section 7.4.F, Sign Standards. One Low Profile Sign shall be allowed in the A-P zone when the premise has less than two acres subject to the requirements set forth in Section 7.4.F, Sign Standards, above.
 3. A premise with less than 75 feet of frontage shall be allowed to use one Low Profile Sign.
 4. A premise with more than 75 feet of frontage shall be allowed to use standards for one Freestanding Commercial Sign located in Section 7.4.F, Sign Standards, rather than one Low Profile Sign.
 5. A premise with more than 150 feet of frontage shall be allowed to use one Freestanding Commercial Sign or any number of Low Profile Signs as long as there is a minimum separation between signs of 150 feet.
In lieu of one Low Profile Sign every 150 feet, hospital uses may have one low profile sign located at each driveway.
Per Ordinance No. 2753 dated September 23, 2004
 6. Premises with less than 75 feet of frontage may be combined in order to utilize signage corresponding to the resulting frontage as described in the preceding two paragraphs.

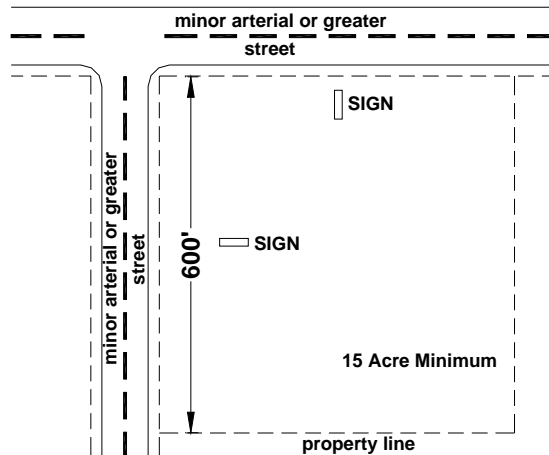
7. No more than one Freestanding Commercial Sign shall be allowed on any premises except when the site meets one of the following sets of criteria:
- a. The building plot, as recognized on an approved Plat or Site Plan, must be 25 acres or more in area with at least 1,000 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) toward which one additional Freestanding Commercial Sign may be displayed (see diagram below); or

Per Ordinance No. 2664 dated September 9, 2003



- b. The Building Plot, as recognized on an approved Plat or Site Plan, must be 15 acres or more in area with at least 600 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) and the site must have additional frontage on a street classified as a minor arterial or greater on the Thoroughfare Plan, toward which the additional Freestanding Commercial Sign may be displayed.

Per Ordinance No. 2664 dated September 9, 2003



8. Any sign where two or more panels have separate supports extending to them shall be considered to be more than one Freestanding Commercial Sign, even where only one main support extends to the ground.
9. Sites with limited or no street frontage, due to a proliferation of pad sites, that are not contained within the building plot, as defined by the Administrator, and are fronting along a street classified as a collector or greater on the Thoroughfare Plan, will be allowed the area of the sign to be less than or equal to the square of one-sixth of the distance from the closest portion of the sign to the curb or pavement edge, with the maximum area not to exceed 200 square feet.
10. Any site defined as a single building plot, and containing one or more pad sites, shall be permitted to erect a Freestanding Commercial Sign in accordance with Section 7.4.N, Freestanding Commercial Signs, and to the standards of Section 7.4.N.1.a, Allowable Area, with the maximum area not to exceed 200 square feet. In addition, each pad site will be permitted to erect one Low Profile Sign per pad site according to the restrictions of 7.4.F, Sign Standards.

N. Fuel Price Signs

Facilities with fuel sales will be allowed one additional sign for the purposes of fuel pricing, either freestanding or attached, per premises.

1. The area of the fuel price sign shall not exceed 16 square feet.
2. Fuel pricing may be incorporated into the allowable square footage of a Freestanding Commercial Sign or Attached Sign.
3. This sign shall follow the setback requirements for a Freestanding Commercial Sign and shall not be located within the right-of-way.

Per Ordinance No. 2753 dated September 23, 2004

O. Grand Opening Signs

1. Flags, commercial banners, and balloons, which advertise a business's grand opening, may be displayed for one consecutive 14-day period, selected by the business owner, within 60 days of the granting of the initial Certificate of Occupancy, a change in the use, or of a change in the name of the business. A permit is required.
2. A Commercial Banner:
 - a. Shall advertise only the name of, uses of, or goods or services available within the building, or tenant lease space, to which the sign is attached;
 - b. Shall be parallel to the face of the building;
 - c. Shall not be cantilevered away from the structure;
 - d. Shall not extend more than one foot from any exterior building face, mansard, awning, or canopy;
 - e. Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light; and
 - f. Shall not be attached to any tree, fence, or public utility pole.

Per Ordinance No. 2753 dated September 23, 2004

P. Home Occupation Signs

1. A person having a legal home occupation may have one sign on the building or porch of a residence.
2. The sign may contain only the name and occupation of the resident.
3. It shall be attached directly to the face of the building or porch.
4. It shall not exceed two square feet in area, shall not be illuminated in any way, and shall not project more than 12 inches beyond the building.
5. No display of merchandise or other forms of commercial communication shall be allowed within a residential area, unless same are in existence prior to the adoption of this UDO in connection with a use that is presently a lawful non-conforming use within the district.
6. Such a non-conforming sign may be maintained until the non-conforming use of the building ceases, subject to the requirements for maintenance herein. Discontinuance of the use of such a sign for more than three months shall prevent future use, even if the non-conforming use of the premises is continuous.

Q. Non-Commercial and Political Signs

This Section does not regulate the size, content, or location of non-commercial signs except as follows:

1. No commercial message shall be shown on any non-commercial sign.
2. No non-commercial sign:

a. May be greater than fifty square feet (50 sq.ft.) in size;

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- b. May be located within public road right-of-way of the State of Texas or the City of College Station;
 - c. May be located off the premises of the property owner who is displaying the sign; and
 - d. May be located within any sight distance triangle as defined in Section 7.1.C, Visibility at Intersections in All Districts, or where determined by the Administrator as a location that would hinder intersection visibility. This provision is necessary to avoid clutter, proliferation, and dangerous distraction to drivers caused by close proximity of such signs to automobile traffic, to avoid damage to automobiles which may leave the paved surface intentionally or by accident, and to avoid the necessity for pedestrians to step into the roadway to bypass such signs. No regulatory alternative exists to accomplish this police power obligation.
3. In the event that any non-commercial sign is located in a public right-of-way of the State or City, the City shall remove it.
4. All non-commercial signs addressing a particular event are allowed up to ninety (90) days prior to the event and shall be removed within ten (10) days after.

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R. Real Estate/Finance/Construction Signs

1. One Real Estate Sign not exceeding 16 square feet in total area (exclusive of stakes and posts) may be erected at any time while a property is offered for sale or lease to the public. Properties with a minimum of 150 feet of frontage shall be allowed one Real Estate Sign not exceeding 32 square feet in total area. Properties with a minimum of two acres and frontage on two streets shall be allowed one real estate sign on each frontage street with the area of the sign to be determined by the amount of frontage as stated above.
2. One Finance Sign and three Construction Signs (for a total of four signs), not exceeding 16 square feet in total area each (exclusive of stakes and posts) may be erected once a building permit has been issued on a property. Properties with a minimum of ten acres and 1,000 feet of frontage shall be allowed one Finance Sign and three Construction Signs not exceeding 32 square feet in total area each.
3. Real Estate, Finance, and Construction Signs may be either attached or freestanding and only those visible from the street are limited in number.
4. All such signs shall be maintained by the persons in control of the premises so as to remain erect and in good repair. Such signs shall be removed by the property owner or other person in control of the premises if they are damaged, broken, or incapable of remaining erect.
5. Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of Construction Signs) has been completed. In all cases, Financing and Construction Signs shall be removed prior to issuance of a Certificate of Occupancy.

S. Roof Signs

1. Signs mounted to the structural roof shall be regulated as Freestanding Commercial Signs.
2. Painted or applied roof signs are prohibited.

T. Special Event Signs

1. Signs, commercial banners, and balloons advertising or announcing a Special Event, as defined in Chapter 4, Section 4.B of the Code of Ordinances, are permitted as a part of the Special Event License and shall be limited to the property holding the event.
2. The Special Event Signage is allowed up to 14 days prior to the event and must be removed within 24 hours of the end of the event.

Per Ordinance No. 2753 dated September 23, 2004

U. Vehicle Signs

1. Signs that are displayed on motor vehicles that are being operated or stored in the normal course of a business, such as signs indicating the name or the type of business, excluding all banners, that are located on moving vans, delivery trucks, trailers or other commercial vehicles are permitted; but only if the primary purpose of such vehicles is not for the display of the signs thereon, and only if such vehicles are parked or stored in areas appropriate to their use as commercial or delivery vehicles, such as service areas or locations close to the business building away from public traffic areas.
2. Signs or advertisements permanently attached to non-commercial vehicles, excluding all banners, are permitted.

V. Signs for Conditional Uses

1. Signs for Conditional Uses shall comply with the regulations for the zoning district in which the Conditional Use is permitted.
2. Signs for Conditional Uses in residential or agricultural zoning districts shall comply with Section 7.4.F Sign Standards, "Low Profile Signs."

Per Ordinance No. 2664 dated September 9, 2003

W. Signs for Permitted Non-residential uses in Residential or Agricultural Districts

Signs for non-residential permitted uses in residential or agricultural zoning districts shall comply with Section 7.4.F Sign Standards, "Low Profile Signs."

Per Ordinance No. 2664 dated September 9, 2003

X. Abandoned, Damaged, or Unsafe Signs

1. The provisions of this Section shall apply when in conflict with the provisions of the Building Code; but where the provisions of both ordinances are consistent, the enforcement of either shall be permissible

and remedies or penalties cumulative.

2. Non-conforming signs that have become deteriorated or damaged to an extent that the cost of the reconstruction or restoration of such signs is in excess of 50 percent of its replacement value exclusive of foundations, will be required to be removed or brought into full compliance with the current sign regulations.
3. All abandoned signs and their supports shall be removed within 60 days from the date of abandonment. All damaged signs shall be repaired or removed within 60 days. The Administrator shall have authority to grant a 30-day time extension where he determines there is a reasonable necessity for same.
4. Discontinuance of use or removal of any non-conforming sign or any sign in connection with a non-conforming use shall create a presumption of intent to abandon said sign. A non-conforming sign that is damaged and not repaired within 60 days shall be presumed to be abandoned.

5. When a building is demolished, the associated signs and sign structures shall also be removed.

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Y. Signs in the Extraterritorial Jurisdiction

All off-premise and portable signs shall be prohibited within the Extraterritorial Jurisdiction of the City of College Station.

7.5 Landscaping and Tree Protection

A. Purpose and Intent

The purpose and intent of this Section is to regulate the manner in which land in the City is used and developed, to minimize adverse effects on surrounding property owners or the general public, and ensure that high quality development is maintained throughout the community.

For the purpose of landscaping, College Station, Texas falls within Zone 8 of the USDA Hardiness Zone Map. Dwarf plants will not be allowed in required screening or buffer areas.

B. Application of Section

The landscaping requirements of this Section apply to all land located in the City of College Station proposed for site development with the exception of those zoned NG-1, NG-2, and NG-3. The requirements also do not apply to single-family, duplex, or townhouse uses, except as follows:

1. The requirements of this Section have limited application to properties developed for duplexes, as follows:
 - a. A minimum of 200 points of landscaping as calculated in this Section shall be provided for each new duplex unit.
 - b. Where parking is provided in the front yard, an eight-foot landscaped setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must be landscaped and contain a three-foot high screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot landscaped setback shall be



City of College Station
Planning & Development Services
1101 Texas Avenue South, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: April 23, 2006
TO: Members of the Planning & Zoning Commission
FROM: Kendall Fogle, Transportation Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Annual Review - 7.2.K Alternative Parking Plans

Item: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 7.2.K, Alternative Parking Plans.

Item Summary: At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the Unified Development Ordinance (UDO) has been divided into several smaller amendments for consideration. This item, driveways, was discussed at the April 20, 2006 Workshop meeting. No changes were recommended at that time.

In this section, the change would remove the provision of bicycle parking as an acceptable alternative parking plan since bicycle parking is required through Section 7.9.F "Pedestrian/Bike Circulation & Facilities".

Attachments: Redlined Copy of Section 7.2.K Alternative Parking Plans

K. Alternative Parking Plans

1. Scope

An Alternative Parking Plan represents a proposal to meet vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance with the ratios established in Section 7.2.H, Number of Off-Street Parking Spaces Required.

2. Applicability

Applicants who wish to provide fewer or more off-street parking spaces than allowed above shall be required to secure approval of an Alternative Parking Plan, in accordance with the standards of this Section. The Administrator may require that an Alternative Parking Plan be submitted in cases where the Administrator deems the listed standard to be inappropriate based on the unique nature of the use or in cases where the applicable standard is unclear.

3. Contents

Alternative Parking Plans shall be submitted in a form established by the Administrator and made available to the public. At a minimum, such plans shall detail the type of alternative proposed and the rationale for such a proposal.

4. Review and Approval Procedure

The Administrator shall be authorized to approve Alternative Parking Plans. Appeals of the Administrator's decision may be made to the Planning and Zoning Commission.

5. Recording

An attested copy of an approved Alternative Parking Plan shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. An approved Alternative Parking Plan may be amended by the Administrator.

6. Eligible Alternatives

A number of specific parking and access alternatives are described below. The Administrator shall, however, be authorized to consider and approve any alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates that the proposed plan shall result in a better situation with respect to surrounding neighborhoods, city-wide traffic circulation, and urban design than would strict compliance with otherwise applicable off-street parking standards.

a. Shared Parking

The Administrator may authorize a reduction in the number of required off-street parking spaces for multiple-use developments or for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:

1) Location

Shared off-street parking spaces shall be located no farther than 250 feet from the building site. The Administrator may waive this distance limitation, if adequate assurances are offered that van or shuttle service shall be operated between the shared lot and the principal use.

2) Zoning Classification

Shared-parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Shared parking areas shall require the same or a more intensive zoning classification than that required for the most intensive of the uses served by the shared parking area.

3) Required Study and Analysis

The applicant shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall be provided in a form established by the Administrator and made available to the public. It shall address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that shall be sharing off-street parking spaces. The Administrator shall have the authority to require a revised study and analysis should conditions change that may result in a change in site parking conditions.

4) Shared Parking Agreement

A shared parking plan shall be enforced through written agreement among the owners of record. An attested copy of the agreement shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. A shared parking agreement may be revoked by the parties to the agreement only if off-street parking is provided pursuant to this Section, or if an Alternative Parking Plan is approved by the Administrator.

5) Revocation

Failure to comply with the shared parking provisions of this Section shall constitute a violation of this UDO and shall specifically be cause for revocation of a Certificate of Occupancy or Building Permit.

b. Off-Site Parking

The Administrator may permit all or a portion of the required off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this Section.

1) Location

No off-site parking space shall be located more than 250 feet from the building site. The Administrator may waive this distance limitation if adequate assurances are offered that van or shuttle service shall be operated between the shared lot and the principal use.

2) Zoning Classification

Off-site parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Off-site parking areas shall require the same or a more intensive zoning classification than that required for the use served.

3) Off-Site Parking Agreement

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement among the owners of record shall be required. An attested copy of the agreement between the owners of record shall be submitted to the County Clerk's Office for recordation on forms made available in the office of the Administrator. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. An off-site parking agreement may be revoked by the parties to the agreement only if off-street parking is provided on-site pursuant to Section 7.2, Off-Street Parking Standards or if an Alternative Access and Parking Plan is approved by the Administrator.

c. Bicycle Parking

The Administrator may authorize a reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of accommodations include bicycle lockers, employee shower facilities, and dressing areas for employees.

Deleted: provide bicycle parking or that

7.3 Access Management and Circulation**A. Location of Existing and Planned Multi-Modal Routes**

Any proposed development shall take into account the location of existing and planned multi-modal routes (i.e., bikeways, pedestrian ways, and transit routes) and provide pedestrian and/or vehicular connections to the route(s) within or adjacent to the development.

B. Easements**1. Street Access**

No use shall be permitted to take direct access to a street except as allowed in this Section.

a. Local Streets

All residential uses may take direct access to local streets. Nonresidential uses shall not take direct access to local streets, provided that any lot located within a nonresidential subdivision or any parcel adjacent to a street within a nonresidential subdivision may take direct access to the local street internal to the subdivision, and provided that any corner lot abutting a local street and an arterial or collector street or freeway may take access to the local street if such access is required by the highway governmental authority having jurisdiction.

b. Minor Collector Streets

No single-family dwelling, townhouse, or duplex shall take direct access to minor collector streets except when permitted by the Subdivision Regulations.



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MEMORANDUM

DATE: April 23, 2006
TO: Members of the Planning & Zoning Commission
FROM: Kendall Fogle, Transportation Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Annual Review - 7.2.J, Drive-Through Facility Queuing Requirements

Item: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 7.2.K, Drive-Through Facility Queuing Requirements.

Item Summary: At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the Unified Development Ordinance (UDO) has been divided into several smaller amendments for consideration. This item, driveways, was discussed at the April 20, 2006 Workshop meeting. No changes were recommended at that time.

The changes proposed to Section 7.2.K will provide requirements for the design of drive-through queuing lanes for businesses that serve drive up customers.

Attachments: Redlined Copy of Section 7.2.K, Drive-Through Facility Queuing Requirements

- * Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.
- ** No more than 25% of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in C-1 or C-3 and 1:350 in C-2) unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of 25%.

Per Ordinance No. 2753 dated September 23, 2004

J. Drive-Through Facility Queuing Requirements

1. Minimum Number of Spaces

Drive-through queuing spaces shall be provided as indicated in the following table:

MINIMUM OFF-STREET QUEUING REQUIREMENTS

Activity Type	Minimum Spaces	Measured From
Automated Teller Machine	3	Teller
Bank Teller Lane	4	Teller or Window
Car Wash Stall, Automatic	4	Service Position
Car Wash Stall, Self-Service	3	Service Position
Dry Cleaning or Laundry	2	Window
Oil Change Station	3	Service Position
Photo Lab	4	Pick-Up Window
Restaurant Drive Through	4	Order Box
Restaurant Drive Through	3	Order Box to Pick-Up Window
Other	As determined by the Administrator.	

2. Design and Layout

Queuing spaces or queuing areas shall be designed in accordance with the following criteria.

- a. Queue spaces or queuing areas may not interfere with parking spaces, parking aisles, loading areas, internal circulation or driveway access.
- b. Each queue space shall consist of a rectangular area not less than ten feet (10') wide and eighteen and one half feet (18.5') long with a vertical clearance as specified in the building code.
- c. Queue spaces are not interchangeable with parking spaces except for the following uses where the space providing services may count toward the parking requirement: bank teller, car wash, and oil change station.
- d. A twelve foot (12') by-pass lane may be required adjacent to queue lines to allow vehicles an opportunity to circumvent the drive-through activity and exit the site.
- e. Queue areas and drive-through facilities shall be clearly identified with the appropriate signing and marking.
- f. Spaces within a car wash facility or drive-through oil change station may be counted toward the queuing requirement.

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CITY OF COLLEGE STATION
Planning & Development Services
1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: April 21, 2006
TO: Members of the Planning & Zoning Commission
FROM: Jennifer Prochazka, Senior Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Amendment - Section 5.7 Design District Dimensional Standards

Item: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance (UDO), Section 5.7 Design District Dimensional Standards, related to the required front yard setback.

Item Summary: All residential zoning districts in College Station (with the exception of A-O and A-OR) are permitted to reduce the required front setback to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided.

The Wolf Pen Creek (WPC) Design District requires a front setback of 25 feet for all uses, including multi-family projects. Staff recommends adding a note to the Design District Dimensional Standards to allow for a reduced setback for multi-family projects when the above mentioned conditions are met.

Item Background: Prior to the adoption of the UDO, the Wolf Pen Creek District (WPC) did not have a dimensional standards table. The Zoning Ordinance (#1638) text stated that C-1 General Commercial setbacks were to be used for all commercial projects. Non-commercial projects defaulted to the general dimensional standards table, which permitted a reduced front yard setback for residential projects when specific criteria were met. With the adoption of the Unified Development Ordinance in 2003, the dimensional standards were divided into three sections, Residential, Non-Residential, and Design District Dimensional Standards. The note that allows for the reduced setback is included in the Residential Dimensional Standards table, but was inadvertently left out of the Design District Dimensional Standards.



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MEMORANDUM

DATE: April 24, 2006
TO: Members of the Planning & Zoning Commission
FROM: Trey Fletcher, AICP, Senior Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Annual Review – Land Use Issues: Wireless Transmission Facilities (WTF)

Item: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 6.3 to address Wireless Transmission Facilities (WTF).

Item Summary: At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the Unified Development Ordinance (UDO) has been divided into several smaller amendments for consideration. This item, Land Use Issues, was discussed at the April 20, 2006 Workshop meeting. No changes were recommended at that time.

The purpose of this amendment is to facilitate and streamline the process required for collocated wireless facilities and to improve the organization of this section of the UDO as it relates to the type of wireless facility proposed.

Wireless Transmission Facility (WTF)

- § Section 6.3.X.2.b “Intermediate Facilities” to include antennae collocations onto existing transmission towers as intermediate facilities.
- § Section 6.3.X “Wireless Telecommunication Facility (WTF)” to reorganize WTF requirements and application procedures by type of facility (attached, collocation, and new transmission towers).

Attachments

1. Section 6.3 (Redlined)

W. Vehicular Sales, Rental, Repair and Service

1. Vehicles undergoing repair, painting, or body work which will remain on site in excess of 48 hours shall be screened from public view or stored indoors.
2. Inoperable vehicles shall not be allowed to remain on site for more than 30 days.
3. All parts, including automobile body parts, shall be stored within an area which is completely screened from public view.

X. Wireless Telecommunication Facility (WTF)

1. Purpose

The purpose of this section is to establish regulations pertaining to wireless telecommunications facilities that are consistent with federal and state law. The City Council of the City of College Station finds that:

- a. It is in the public interest to promote competition in high quality telecommunications services and the availability of broadband transmission services to all residences and business;
- b. It is in the public interest for the City to protect the public safety and welfare, safeguard community land values, promote orderly planning and development and preserve historic sites, structures and areas. Wireless telecommunications facilities should not be allowed to detract aesthetically from the visual quality of surrounding properties or the City; and
- c. The proliferation of wireless telecommunications facilities negatively impacts the appearance, character, and property values of the community. Therefore the City should endeavor to minimize the size, number and obtrusiveness of antennas and towers. Collocation and stealth technologies are strongly encouraged to mitigate negative visual impacts and reduce the total number of towers within the City.

2. WTF Categories

In order to expedite the siting and review process, WTFs have been divided into use categories. The review process is more thorough as the intensity of the use increases.

a. Unregulated Facilities

The WTFs listed below are not regulated by this ordinance and do not require review or approval. This does not exempt these facilities from other applicable city codes, ordinances, and permits.

- 1) Over the air reception devices exempted from local ordinances by the Federal Communications Commission (FCC).
- 2) Parabolic antenna less than 2 meters in diameter.
- 3) Omni-directional antenna (whip antenna) 6 inches or less in diameter and not extending more than 12 feet above support structure.
- 4) Directional antenna 1 meter or less measured across the longest dimension and not extending over 12 feet above support structure.

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- 5) Public safety tower or antenna.

b. Intermediate Facilities

- 1) New transmission tower less than 35 feet (10.5 meters) in height.
- 2) New transmission tower that does not extend more than 35 feet (10.5 meters) in height above a support structure and that meets the definition of a stealth facility.

Per Ordinance No. 2753 dated September 23, 2004

- 3) Parabolic antenna over 2 meters in diameter.
- 4) Omni-directional antenna (whip antenna greater than 6 inches in diameter and/or extending 12 feet above the support structure.
- 5) Directional antenna more than 1 meter measured across the longest dimension and extending over 12 feet above support structure.
- 6) Attached WTFs.

7) Antenna collocating on an existing tower.

c. Major Facilities

New transmission tower greater than 35 feet (10.5 meters) in height.

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3. Permitted Locations

- a. All Intermediate WTFs are permitted by right in the following zoning districts:

A-O	M-1	C-1	M-2
A-P	R&D	C-2	PDD (except PDD-H)
WPC	NG	C-3	City-owned premises

- b. Major WTFs are allowed in the following zoning districts with a Conditional Use Permit

M-2	M-1	C-1	C-3
A-P	R&D	C-2	City-owned premises

- c. WTFs may locate on city-owned premises without a conditional use permit with approval of the City Council and subject to the requirements of this ordinance.

4. Requirements for Attached WTFs

a. WTFs may attach to the exterior of any non-residential building within any zoning district provided the antenna and antenna support structure or equipment are mounted flush with the vertical exterior of the building or project no more than twenty-four inches (24") from the surface of the building to which it is attached and does not raise the height of the building more than ten feet (10') and does not violate the maximum height restriction of that zoning district.

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b. Any antenna meeting the stealth antenna definition of this ordinance and locating on an alternative mounting structure may attach to the exterior of any non-residential building within any zoning district with approval of the Administrator.

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c. If an antenna is installed on a support structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

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d. Application Procedures

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- 1) An inventory of the applicant's existing and future towers that are either within the City, the City's ETJ, or within at least 1 mile of the City's boundary where the ETJ does not extend that far. The inventory shall include specific information about the location, design, and height of each tower. The owner must have on file with the Planning and Development Services Department a master list of all existing tower structures owned or controlled by the owner. Such list must specify the name, address and telephone number of the owner of record, the tower locations by address and legal description, tower height, the number of antenna arrays on the tower, and the names, addresses, and telephone numbers of all other users of the tower structures. The Administrator may share such information with other applicants or organizations seeking to locate antennas within the City.
- 2) A site plan drawn to scale clearly indicating the location, height, and design of the proposed facility, equipment cabinets, transmission buildings and other accessory uses, access, parking, fences, and landscaped areas.
- 3) A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF. At least four views shall be submitted looking toward the site (typically north, south, east and west) including views from the closest residential property and from adjacent roadways. The photo-realistic representation shall depict a "skyline" view showing the entire height of the proposed tower or WTF to scale, and the structures, trees, and any other objects contributing to the skyline profile.
- 4) Plans for the antenna and the antenna tower shall be prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least 90 miles per hour.
- 5) All telecommunication facilities must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities. An applicant for a permit shall submit an affidavit confirming compliance with applicable regulations.

5. Requirements for Collocation

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- a. Intermediate facilities shall not exceed thirty-five feet (35').
- b. If the existing tower has been determined to be stealth, the antenna must be integrated into the tower design as to retain the stealth designation. The Administrator will determine if the antenna is stealth.
- c. If an antenna is installed on a support structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color

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of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

d. Application Procedures

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- 1) If not completely locating within an existing, fenced mechanical area, a site plan drawn to scale clearly indicating the location, height, and design of the existing facility, equipment cabinets, transmission buildings and other accessory uses, access, parking, fences, and landscaped areas.
- 2) Plans for the antenna shall be prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least ninety (90) miles per hour.
- 3) All telecommunication facilities must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities. An applicant for a permit shall submit an affidavit confirming compliance with applicable regulations.

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6. Requirements for New Transmission Towers

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a. Setbacks

The standard setbacks for each zoning district will apply to WTFs with additional setbacks or separation being required in the sections below. To protect citizens in their homes, transmission towers shall be placed a distance equal to the height of the tower away from any residential structure. And, non-stealth towers shall be set back a distance equal to the height of the tower away from any R-1, R-1B, or R-2 zone boundary.

Per Ordinance No. 2753 dated September 23, 2004

b. Proximity To Major Thoroughfares

To preserve and protect the appearance of the City's major thoroughfares and entrances to the City, additional setbacks are placed on WTFs proposed to be placed near these areas. The setback for these areas is determined by measuring from the centerline of the right-of-way of the thoroughfare. Applicable thoroughfares include freeways and expressways, major arterials and minor arterials, as shown on the Thoroughfare Plan.

- 1) Intermediate WTFs must be 150 feet from applicable thoroughfares.
- 2) Major WTFs must setback from applicable thoroughfares by the height of the tower x 3.

c. Separation Between Towers

In order to prevent tower proliferation and protect the City's natural beauty and skyline, the number of transmission towers per square mile has been limited. New transmission towers must be placed a minimum distance from existing towers as described here:

- 1) New transmission towers 35 feet or less in height shall be separated from existing towers by a minimum distance of 1500 feet.

- 2) New transmission towers more than 35 feet and less than 75 feet in height shall be separated from existing towers by a minimum distance of 2500 feet.
- 3) New transmission towers 75 feet or more in height shall be separated from existing towers by a minimum distance of 3500 feet.

d. Height Limitations

- 1) Intermediate WTFs are subject to the normal height restrictions for each zoning district where permitted by right. In any zoning district where a tower is a conditional use, the requested height may be reduced through the review of the visual impact analysis.
- 2) In no case shall a proposed transmission tower exceed 150 feet within the city limits, except where a height variance is granted by the Zoning Board of Adjustments to allow a tower or antenna that demonstrates a hardship that can only be remedied by locating a tower or antenna exceeding such height on a proposed site within the city limits.

e. Stealth Towers

Any tower determined to meet the Stealth Tower definition of this ordinance by the approving authority may be located in any zoning district with a Conditional Use Permit. Approved Stealth Towers do not have to meet the tower separation or thoroughfare setback requirements of this section.

f. Landscaping, Screening, And Aesthetic Standards

The following requirements shall govern any transmission tower or any parabolic antenna larger than ~~two (2)~~ meters.

- 1) Landscaping: Refer to Section 7.6 Landscaping and Tree Protection. Plant materials and/or fencing that effectively screen the WTF site from view of the public right-of-way will be required.
- 2) New transmission towers shall maintain a flat (not shiny, reflective, or glossy) finish or be painted in accordance with any applicable standards of the FAA (unfinished galvanized steel is not acceptable).
- 3) WTFs shall not be artificially lighted with the exception of motion detectors as security lighting, unless required by the FAA or other applicable authority. If lighting is required, the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding properties.
- 4) Towers may not be used to exhibit any signage or other advertising.

g. Application Procedures

~~An application for administrative approval or a Conditional Use Permit for a WTF shall include the following items (in addition to the site plan and other information required for a standard CUP application):~~

- 1) An inventory of the applicant's existing and future towers that are either within the City, the City's ETJ, or within at least ~~one (1)~~ mile of the City's boundary where the ETJ does not extend that far. The inventory shall include specific information about the location,

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Deleted: <#> Attached WTFs¶ WTFs may attach to the exterior of any non-residential and non-historic building within any zoning district provided the antenna and antenna support structure or equipment are mounted flush with the vertical exterior of the building or projects no more than 24 inches from the surface of the building to which it is attached and does not raise the height of the building more than 10 feet and does not violate the maximum height restriction of that zoning district. The attached WTF must be colored so as to blend with the surrounding surface of the building.¶

<#> Stealth Antennas¶ Any antenna meeting the stealth antenna definition of this ordinance and locating on an alternative mounting structure may attach to the exterior of any non-residential building within any zoning district with approval of the zoning official.¶

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design, and height of each tower. The owner must have on file with the Planning and Development Services Department a master list of all existing tower structures owned or controlled by the owner. Such list must specify the name, address and telephone number of the owner of record, the tower locations by address and legal description, tower height, the number of antenna arrays on the tower, and the names, addresses, and telephone numbers of all other users of the tower structures. The Administrator may share such information with other applicants or organizations seeking to locate antennas within the City.

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2) Site plan drawn to scale clearly indicating the location, height, and design of the proposed tower, equipment cabinets, transmission buildings and other accessory uses, access, parking, fences, and landscaped areas.

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3) The linear separation distance from other transmission towers within a one-mile radius of the proposed tower site. The linear separation distance from all residentially-zoned properties, residential structures and applicable thoroughfares as outlined in Section 6.3.Q.4.b, Proximity to Major Thoroughfares, within 500 feet of the proposed tower.

4) A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF. At least four (4) views shall be submitted looking toward the site (typically north, south, east and west) including views from the closest residential property and from adjacent roadways. The photo-realistic representation shall depict a "skyline" view showing the entire height of the proposed tower or WTF to scale, and the structures, trees, and any other objects contributing to the skyline profile.

5) Plans for the antenna and the antenna tower shall be prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least ninety (90) miles per hour.

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6) All telecommunication facilities must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate telecommunication facilities. An applicant for a permit shall submit an affidavit confirming compliance with applicable regulations.

7) Grid plan (propagation map) of the service area for existing and future structures for a period of not less than two (2) years. The submission should include a map showing the "search ring" that was required for siting the proposed facility.

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8) No new tower shall be built, constructed, or erected in the City unless the tower is capable of supporting additional wireless telecommunication facilities. The applicant must submit a letter addressed to the City declaring an intent and willingness to construct a proposed tower that would allow additional service providers to locate on the new tower.

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9) No new communications tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the approving authority that no existing tower, building, structure, or alternative technology can accommodate the applicant's proposed antenna. The applicant shall submit information related to the

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availability of suitable existing towers, other structures or alternative technology that can accommodate the applicant's proposed antenna. The zoning official or approving authority may request information necessary to demonstrate that reasonable alternatives do not exist. The applicant must submit:

- a) The names, addresses, and telephone numbers of all owners of other towers or usable antenna support structures within a one-half mile radius of the proposed new tower site, including City-owned property.
- b) A sworn affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to obtain permission to install or collocate the new facility on existing towers or antenna support structures located within one-half (1/2) mile radius of the proposed tower site. The affidavit shall spell out the efforts taken by the applicant.
- c) A description of the design plan proposed by the applicant to the City. The applicant must demonstrate the need for towers and why technological design alternatives, such as the use of microcell, cannot be utilized to accomplish the provision of the applicant's telecommunications services.

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7. Conditional Use Permits

Major WTFs must apply for a conditional use permit (CUP) as outlined in Section 6.3.Q.3, Permittable Locations, under the procedures set forth in Section 3.13, Conditional Use Permit. In addition to the standard guidelines, the following additional factors shall be considered by the Planning & Zoning Commission when determining whether to grant a CUP for WTFs:

- a. Height of the proposed tower, surrounding topography and surrounding tree coverage and foliage as they relate to:
 - 1) Skyline impact, examining whether the proportions of the structure appears to dominate or blend in with the surrounding environment.
 - 2) Shadow impact, whether or not the proposed tower will cast shadows that would prevent the reasonable use or enjoyment of surrounding properties.
- b. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- c. Proximity of the tower to residential structures and residential district boundaries.
- d. Economic impact on adjacent and nearby properties.
- e. Proposed ingress and egress.
- f. Availability of suitable alternatives and/or existing support structures.
- g. All the information submitted as part of the site plan.

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8. Abandonment

Any WTF that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such facility shall remove same within 60 days of receipt of notice from the City notifying owner of such

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abandonment. If such facility is not removed within said 60 days, the City may remove such facility at the property owner's expense. If there are two or more users of a single WTF, then this provision shall not become effective until all users cease operations on the tower.

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Y. Places of Worship

1. Where the parking lot abuts residential development, a 10-foot buffer yard with buffer plantings and a minimum 6-foot privacy fence is required pursuant to Section 7.6, Buffer Requirements.
2. When outdoor accessory uses including, but not limited to, playgrounds, recreational areas, and special event areas abut residential uses, a minimum 15-foot buffer yard with buffer plantings and a 6-foot privacy fence is required pursuant to Section 7.6, Buffer Requirements.

6.4 Accessory Uses

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Per Ordinance No. 2753 dated September 23, 2004¶

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A. Accessory Uses

Accessory uses are allowed with permitted, established primary structures and uses subject to the following:

1. The use or structure is subordinate to and serves a primary use or principal structure;
2. The accessory use shall be subordinate in area, extent, and purpose to the primary use served;
3. The accessory use shall contribute to the comfort, convenience, or necessity of occupants of the primary use served;
4. The accessory use shall be located within the same zoning district as the primary use is permitted; and
5. Accessory uses located in residential districts shall not be used for commercial purposes other than permitted home occupations.

B. Accessory Structures

6. No accessory structure shall be erected in any required setback area. Excluded from this requirement is any portable storage building or structure if the Building Official has determined that it does not require a Building Permit.
7. On lots with approved rear access all setbacks shall be measured from the nearest boundary of the access easement or alley. On all other lots rear setbacks shall be measured from the rear property line. In no event shall more than 30 percent of the rear yard area (that portion of the yard between the rear setback line of the principal structure and the rear property line) be covered with accessory buildings, structures, or uses.
8. The following restrictions shall apply to accessory buildings, structures, or uses other than garages, carports, and living quarters for family or



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MEMORANDUM

DATE: April 24, 2006
TO: Members of the Planning & Zoning Commission
FROM: Trey Fletcher, AICP, Senior Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Annual Review – Land Use Issues: Portable Storage Structures

Item: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 6.4 Accessory Structures to address Portable Storage Structures.

Item Summary: At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the Unified Development Ordinance (UDO) has been divided into several smaller amendments for consideration. This item, Land Use Issues, was discussed at the April 20, 2006 Workshop meeting. No changes were recommended at that time.

The purpose of this amendment is to facilitate and streamline the process required for collocated wireless facilities and to improve the organization of this section of the UDO as it relates to the type of wireless facility proposed.

Portable Storage Structures

§ Section 6.4.E “Portable Storage Structures” added to regulate the use, use duration, size, location, and additional requirements for portable storage structures.

Attachments

1. Section 6.4 (Redlined)

abandonment. If such facility is not removed within said 60 days, the City may remove such facility at the property owner's expense. If there are two or more users of a single WTF, then this provision shall not become effective until all users cease operations on the tower.

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Y. Places of Worship

1. Where the parking lot abuts residential development, a 10-foot buffer yard with buffer plantings and a minimum 6-foot privacy fence is required pursuant to Section 7.6, Buffer Requirements.
2. When outdoor accessory uses including, but not limited to, playgrounds, recreational areas, and special event areas abut residential uses, a minimum 15-foot buffer yard with buffer plantings and a 6-foot privacy fence is required pursuant to Section 7.6, Buffer Requirements.

6.4 Accessory Uses

A. Accessory Uses

Accessory uses are allowed with permitted, established primary structures and uses subject to the following:

1. The use or structure is subordinate to and serves a primary use or principal structure;
2. The accessory use shall be subordinate in area, extent, and purpose to the primary use served;
3. The accessory use shall contribute to the comfort, convenience, or necessity of occupants of the primary use served;
4. The accessory use shall be located within the same zoning district as the primary use is permitted; and
5. Accessory uses located in residential districts shall not be used for commercial purposes other than permitted home occupations.

B. Accessory Structures

6. No accessory structure shall be erected in any required setback area. Excluded from this requirement is any portable storage building or structure if the Building Official has determined that it does not require a Building Permit.
7. On lots with approved rear access all setbacks shall be measured from the nearest boundary of the access easement or alley. On all other lots rear setbacks shall be measured from the rear property line. In no event shall more than 30 percent of the rear yard area (that portion of the yard between the rear setback line of the principal structure and the rear property line) be covered with accessory buildings, structures, or uses.
8. The following restrictions shall apply to accessory buildings, structures, or uses other than garages, carports, and living quarters for family or

servants:

- a. A minimum rear setback of 15 feet; and,
- b. A maximum building eave height of eight feet.

2. Garage and Carports

Garages and carports in residential zoning districts, including those of a temporary nature, shall have a minimum rear setback of 20 feet. A minimum side yard setback of 20 feet shall also be applied when garages and carports, including those of a temporary nature, gain access from a side street. All other setbacks shall be applied as required in the district in which the structure is located. The following restrictions shall apply to garages and carports:

- a. A minimum rear setback of 20 feet; and,
- b. A minimum side street setback of 20 feet is required for garages or carports that face onto side streets.

3. Living Quarters

Accessory apartments may not be rented to persons other than bona fide servants employed on the premises and members of the family of the occupant(s) of the principal structure.

- a. Single meter service shall be provided to each buildable parcel.
- b. The accessory use shall be subordinate to and serve a primary use or principal structure.
- c. In combination, all accessory uses shall contain no more square footage than 25 percent of the habitable floor area of the principal structure (with the exception of garage or carport areas devoted to the storage of vehicles, which shall not be included in the calculation and may exceed the 25 percent restriction).
- d. A minimum rear setback as stated in Section 5.2, Residential Dimensional Standards, for the district in which the accessory building or structure is located; and
- e. A maximum size not to exceed 25 percent of the area of the principal structure.

C. Home Occupation

A home occupation is that accessory use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling.

1. In-home Day Care (six or fewer people)

2. Bed & Breakfast

A bed and breakfast facility shall be considered accessory to a single-family dwelling.

- a. No more than four unrelated individuals may occupy the property overnight.

- b. The facility must maintain a residential appearance and be the permanent residence of the proprietor.
- c. Limit number of rooms to four where shared/common bathrooms may be provided.
- d. No cooking facilities are permitted in individual rooms.

3. Exclusions to Home Occupations

No home occupation shall be permitted that results in any of the following:

- a. Changes the outside appearance of the dwelling;
- b. Is visible from the street;
- c. Generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood;
- d. Results in the off-street or on-street parking of more than two vehicles at any one time not owned by members of the occupant family;
- e. Creates a hazard to persons or property;
- f. Results in electrical interference;
- g. Is a nuisance;
- h. Results in the any outside storage or display; or
- i. Includes employment within the home or on the premise of persons other than members of the occupant family.

4. Prohibited Home Occupations

The following are prohibited as home occupations:

- a. Barber, beauty, and other personal service shops;
- b. Animal hospitals, stables, or kennels;
- c. Dance studios, schools;
- d. Mortuaries;
- e. Private clubs;
- f. Repair shops;
- g. Restaurants;
- h. Automobile paint or repair shops;
- i. Doctor, dentist, veterinarian, or other medically related office; or
- j. Rooming/Boarding House.

D. Recycling Facilities – Small

1. Single Feed Reverse Vending Machines

Single feed reverse vending machines may be located with a permit either in the interior or immediate exterior of commercial, industrial, or public facilities.

2. Small Collection Facilities

Small collection facilities may be permitted when established on an improved surface in conjunction with an existing commercial or industrial use or public facility. The host facility must be in compliance with all City codes. No facility may occupy more than 500 square feet, nor occupy more than five parking spaces of the host site. All vehicular and pedestrian circulation aisles shall be unobstructed.

a. Setbacks

Each facility shall be set back at least 10 feet from any right-of-way line when located in front of the host use. Side, side street, and rear setbacks established for commercial uses shall be maintained.

Containers intended for 24-hour donation of materials shall be a minimum of 40 feet from property zoned or developed for residential use. Attended facilities within 100 feet of residentially-zoned or developed property shall operate between the hours of 9:00 A.M. and 7:00 P.M.

b. Landscaping

A small collection facility shall not be placed on the host site in such a manner as to impair the landscaping required for the subject site.

c. Parking

One space will be required if an attendant is provided. Occupation of parking spaces by the collection facility and attendant shall not reduce available parking spaces below the minimum number required by ordinance for the host site.

d. Noise

Noise levels shall not exceed 60 dBA as measured at the property line of residentially-zoned or developed property, otherwise noise levels shall not exceed 70 dBA.

e. Signage

Each container must be clearly labeled with a sign, limited to one per container and no larger than 20 percent of the side upon which the sign is placed, to provide information pertaining to the type of material to be collected within the container, and the name and telephone number of a person responsible for maintenance who may be contacted at all times.

E. Portable Storage Structures**1. Residential Use**

- a. A permit shall be obtained prior to placing the temporary structure on the property and the permit shall be posted in view from the right-of-way for the duration of use.
- b. No more than one temporary structure shall be allowed per dwelling unit and shall not remain on the site longer than ten (10) consecutive days from issuance of the permit.
- c. No more than four (4) permits may be issued to a property per calendar year and there shall be a minimum of sixty (60) days between the issuance of permits.

- d. No temporary structure shall exceed a height of eight feet (8'), a width of eight feet (8'), or floor area of one-hundred twenty square feet (120 sq.ft.).
- e. Temporary structures shall be placed on improved surfaces as specified in Section 7.2.G or screened from view of the right-of-way and adjacent properties.
- f. Temporary structures shall be placed outside the site triangle as established in Section 7.1.C.

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2. Non-residential Use

- a. Site plan approval identifying the location of the structure shall be obtained prior to placing the structure on the property.
- b. Structures shall meet required setbacks as stated in Section 5.4 and shall be screened from view of the right-of-way and adjacent properties.
- c. Screening requirements for the structure shall include landscaping and an eight (8') foot wooden fence or wall.
- d. Additional parking shall be provided based on the square footage of the screened area for the structure according to Section 7.2 Off-Street Parking Standards.

6.5 Temporary Uses

Temporary Uses, as set forth below, are declared to have characteristics which require certain controls in order to insure compatibility with other uses in the district within which they are proposed for location.

A. Particular Temporary Uses Permitted

- 1. Garage Sales;
- 2. Indoor and outdoor art and craft shows, exhibits, and sales;
- 3. Sales of Christmas trees or other seasonal goods;
- 4. Religious revival tents;
- 5. Temporary buildings and equipment for uses incidental to construction work on premises in any zone but shall be removed upon the completion or abandonment of construction work. None shall be located on any public street or public right-of-way at any time during construction;
- 6. Temporary Concrete Products.
Temporary facilities for manufacturing concrete or concrete products may be located in all zoning districts where they are directly associated with construction in the area. Retail sales of concrete products shall be prohibited in conjunction with temporary concrete plants. The production site must be returned to its pre-construction state following completion of the associated project; and

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7. Farmers' Markets

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- a. Temporary outdoor sales of products in an unrefined state, by a State Certified Farmers' Market may be operated for a maximum of **two (2)** days per week and are permitted on:
 - 1) Public properties, with locations approved by the Administrator, and
 - 2) Private property in zoning districts that allow for retail sales as a permitted use.
- b. The Market must be located within a paved parking lot, and shall not utilize more than **ten percent (10%)** of the required number of parking spaces on private property. The Market may not be located within drive aisles, fire lanes, or parking setbacks, and in no case shall the market be located within the Public Right-of-Way.
- c. The Market must comply with Section 7.5 Signs. Attached Signs advertising the Market, or any products for sale, must be securely attached to the sales area. Temporary Freestanding Signs and Commercial Banners, as described in Section 7.5, are not permitted.
- d. The Market shall have approval of the City of College Station prior to location or sales.

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B. Temporary Residential Sales Offices and Model Homes

The following regulations shall apply to the conduct of temporary residential sales offices and model homes within residential zoning districts:

1. Temporary residential sales offices and model homes may be located within a residential district as part of an on-going residential development; however, they shall only be located at the end of a residential block on the periphery of a subdivision or at the entrance to a subdivision;
2. Any temporary residential sales office or model home shall be removed or converted to a use permitted within the district when Certificates of Occupancy have been issued to 95 percent of the associated residential units or when use as a sales office or model home has ceased; and
3. Model homes for new subdivisions shall only be occupied for residential habitation after all business activities have ceased and upon sale of the home.



City of College Station
Planning & Development Services
1101 Texas Avenue South, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: April 24, 2006
TO: Members of the Planning & Zoning Commission
FROM: Trey Fletcher, AICP, Senior Planner
THROUGH: Lance Simms, Acting Director of Planning & Development Services
SUBJECT: UDO Annual Review – Land Use Issues: Farmers' Markets

Item: Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 6.4 Accessory Structures to address Farmers' Markets.

Item Summary: At the direction of the Planning & Zoning Commission at the January 5, 2006 meeting, the Annual Review of the Unified Development Ordinance (UDO) has been divided into several smaller amendments for consideration. This item, Land Use Issues, was discussed at the April 20, 2006 Workshop meeting. Clarification of the area of the market was requested. The intent is to limit the actual area being used for the market, exclusive of parking. The market would never exceed 10 percent of the required parking spaces for a site, thus providing some assurance that this temporary use would not be an undo burden to the surrounding area regarding parking provisions.

The purpose of this amendment is to provide specific standards for farmers' markets as an additional temporary use. The proposed provisions are intended to address their location, signage, and define eligibility.

Farmers' Markets

§ Section 6.5.A "Particular Temporary Uses Permitted" to include farmers' markets as a temporary use permitted and the applicable regulations for the use.

§

Attachments

1. Section 6.5 (Redlined)

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d. No temporary structure shall exceed a height of eight feet (8'), a width of eight feet (8'), or floor area of twelve square feet (12 sq.ft.).

e. Temporary structures shall be placed on improved surfaces as specified in Section 7.2.G or screened from view of the right-of-way and adjacent properties.

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f. Temporary structures shall be placed outside the site triangle as established in Section 7.1.C.

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b. Structures shall meet required setbacks as stated in Section 5.4 and shall be screened from view of the right-of-way and adjacent properties.

c. Screening requirements for the structure shall include landscaping and an eight (8) foot wooden fence or wall.

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